DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Eric Drivdahl, Gelotte Hommas Architects

LOCATION OF PROPOSAL: 905 Shoreland Dr

DESCRIPTION OF PROPOSAL: Shoreline Substantial Development and Critical Areas review of a proposal to construct a single-family residential addition, residential dock, cabana, and patio. The proposal is supported by geotechnical report and critical areas report and includes mitigation planting and the construction of two soft-shoreline coves.

FILE NUMBERS: 15-126335-LO, 15-126294-WG **PLANNER:** David Wong

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **12/21/2017**

☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project): or if the DNS was procured by misrepresentation or lack of material disclosure.

_____ **12/7/2017**
Environmental Coordinator Date
Carol V. Helland

OTHERS TO RECEIVE THIS DOCUMENT:
☒ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☒ Attorney General ecyolyef@atg.wa.gov
☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	**The Whitmore**
Proposal Address:	**905 Shoreland Drive**
Proposal Description:	Shoreline Substantial Development and Critical Areas review of a proposal to construct a single-family residential addition, residential dock, cabana, and patio. The proposal is supported by geotechnical report and critical areas report and includes mitigation planting and the construction of two soft-shoreline coves.
File Number:	**15-126335-LO & 15-126294-WG**
Applicant:	**Eric Drivdahl, Gelotte Hommas Architects**
Decisions Included:	**Process II** Shoreline Substantial Development Permit Critical Areas Land Use Permit
Planner:	**David Wong**, Land Use Planner
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance** Carol V. Helland, Environmental Coordinator Development Services Department
Department Decision:	**Approval with Conditions** Elizabeth Stead, Land Use Director Development Services Department

Application Date:	November 4, 2015 & November 5, 2015
Notice of Application Publication Date:	December 17, 2015
Decision Publication Date:	December 7, 2017
SEPA Appeal Deadline:	December 21, 2017
Shoreline Appeal Deadline:	December 28, 2017

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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Attachments

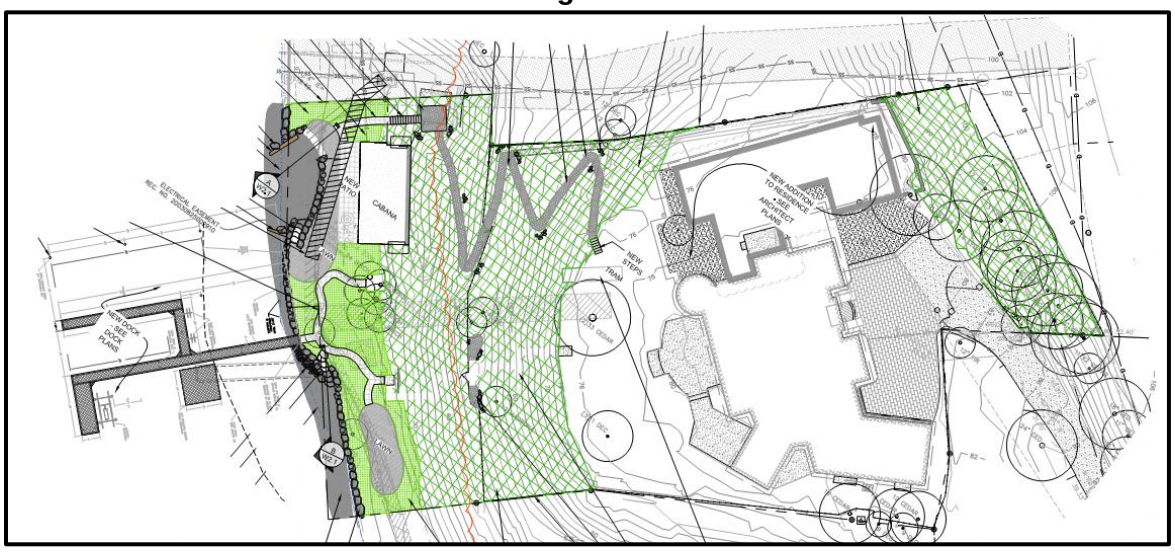
1. Environmental Checklist (in file)
2. Site Plan
3. Mitigation & Enhancement Plan
4. Geotechnical Report (in file)
5. Critical Areas Report (in file)
6. Arborist Report (in file)

I. Request & Review Process

The applicant proposes to demolish an existing residential dock and construct a new residential dock. The new dock will be 956 square feet in size and include one (1) boat lift, two (2) pier-mounted watercraft lifts, and one (2) grated platform lift. In addition to the dock construction, the proposal includes a 2,980 square foot addition to the existing primary residence, a new cabana, patio, and new paths and landscaping near the lake shoreline.

The subject site contains two (2) steep slope critical areas measuring 3,390 and 11,417 square feet in size. Per LUC 20.25H there is a 50-foot buffer from the top of the slope and a 75-foot structure setback from the toe of the slope. In addition to the slope, the site is adjacent to Lake Washington, a shoreline of statewide significance also regulated as a critical area. Per LUC 20.25H and 20.25E, there is a required 25-foot buffer with an additional 25-foot structure setback from the lake ordinary high water mark. The residential addition is proposed within the buffer from a steep slope. The cabana is proposed within the shoreline structure setback and within the steep slope and steep slope structure setback (See Figure 1 for the proposed site plan).

Figure 1

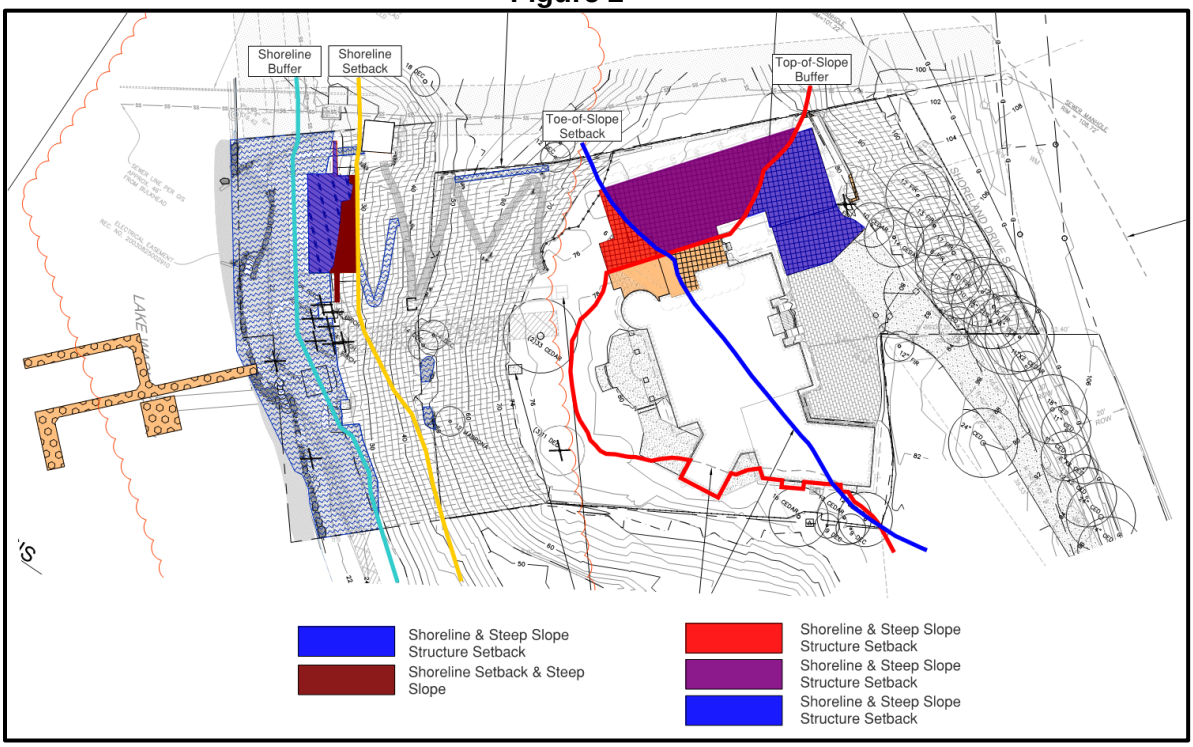


The proposal requires approval of a Critical Areas Land Use Permit (CALUP) to exceed the maximum dock area prescriptively allowed by LUC 20.25E.080.N. and to allow modification of two steep slopes, the steep slope buffer, two steep slope structure setbacks, and the shoreline structure setback to construct a residential addition, patio, and cabana and associated paths and landscaping. Requests for modification to critical areas, critical area buffers, and/or critical areas structure setbacks require a Critical Areas Land Use Permit subject to the standards and limitation of the City's Critical Areas Overlay District (LUC 20.25H). A Critical Area Report is required to modify the code standards and to demonstrate the proposal would provide equivalent or better critical area functions as would result with the application of standard code requirements. The CALUP is supported with a Critical Areas Report (CAR), geotechnical report, and mitigation plan.

Requests to construct new residential moorage are also subject to a Shoreline Substantial

Development Permit and are subject to the standards and limitation of the City's Shoreline Master Program (SMP; LUC 20.25E) (See Figure 2 for modification request).

Figure 2



II. Site Context & Description

A. Site Context

The site consists of a single parcel that was created through a boundary line adjustment in 2015. The parcel is located along the Lake Washington shoreline. The site is zoned R-2.5, with exception to a small section in the north corner that is zoned R-1.8, and has been developed with a single-family residential structure (permitted in 2006) and residential dock (repaired in 2007). The site is bordered to the west by Lake Washington, a regulated shoreline area. An off-site City of Bellevue sewer flush station facility is located on the neighboring parcel to the west. <u>See Figure 3 below for the current site characteristics</u>**.**

Figure 3

B. Zoning

The property is zoned R-2.5 (and a small portion R-1.8) and subject to both the Shoreline Management Program (SMP) and Critical Areas Overlay (CAO) Districts. See Figure 4 below for zoning.

Figure 4

C. Land Use Context

The site has both a Single-Family Medium Density (SF-M) and Single-Family Low Density (SF-L) Comprehensive Plan designation, and is generally surrounded by low and medium density (R-1.8 & R-2.5) single-family developments with exception to Chism Beach Park which is located approximately 75 feet to the southeast from the site. The surrounding residential development generally contains single-family residential structures, manicured landscapes, and residential docks. See Figure 5 below for Comprehensive Plan designation.

Figure 5

D. Critical Areas Functions and Values

i. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provides a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

ii. Shorelines

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al.1996).

Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002).

Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values. The discussion presented herein emphasizes this ecosystem approach.

iii. Habitat Associated with Species of Local Importance

Urbanization, the increase in human settlement density and associated intensification of land use, has a profound and lasting effect on the natural environment and wildlife habitat (McKinney 2002, Blair 2004, Marzluff 2005 Munns 2006), is a major cause of native species local extinctions (Czech et al 2000), and is likely to become the primary cause of extinctions in the coming century (Marzluff et al. 2001a). Cities are typically located along rivers, on coastlines, or near large bodies of water. The associated floodplains and riparian systems make up a relatively small percentage of land cover in the western United States, yet they provide habitat for rich wildlife communities (Knopf et al. 1988), which in turn provide a source for urban habitat patches or reserves. Consequently, urban areas can support rich wildlife communities. In fact, species richness peaks for some groups, including songbirds, at an intermediate level of development (Blair 1999, Marzluff 2005).Protected wild areas alone cannot be depended on to conserve wildlife species. Impacts from catastrophic events, environmental changes, and evolutionary processes (genetic drift, inbreeding, colonization) can be magnified when a taxonomic group or unit is confined to a specific area, and no one area or group of areas is likely to support the biological processes necessary to maintain biodiversity over a range of geographic scales (Shaughnessy and O'Neil 2001). As well, typological approaches to taxonomy or the use of indicators present the risk that evolutionary potential will be lost when depending on reserves for preservation (Rojas 2007). Urban habitat is a vital link in the process of wildlife conservation in the U.S.

III. Consistency with Land Use Code Requirements

A. Zoning District Dimensional Requirements

The site is located in the R-1.8 & R-2.5 zoning districts. Single-family development and residential moorage are allowed within these zoning districts.

B. Shoreline Master Program Requirements LUC 20.25E

i. General Regulation Applicable to All Land Use Districts and Activities LUC 20.25E.080.B

1. Where applicable, all federal and state water quality and effluent standards shall be met.

The project will be constructed and operated consistent with the applicable federal, state, and local regulations regarding water quality and effluent standards.

2. **If a property extends into the Shoreline Overlay District, the Shoreline Master Program Policies and these use regulations shall apply only to that portion of the property lying within the Shoreline Overlay District.**

   A majority of the site is within 200 feet of the Lake Washington ordinary high water mark (OHWM) and therefore portions of this project are subject to the Shoreline Master Program.

3. **All development within the Shoreline Overlay District shall be accompanied by a plan indicating methods of preserving shoreline vegetation and for control of erosion during and following construction in accordance with Part 20.25H LUC, City of Bellevue Clearing and Grading regulations, Chapter 23.76 BCC, and the Comprehensive Plan.**

   As part of the building permit approval, the applicant will be required to prepare a Construction Stormwater Pollution Prevention Plan and a Temporary Erosion Sediment Control Plan to mitigate potential erosion during construction. See Section X for conditions of approval.

4. **Special care shall be exercised to preserve vegetation in wetland, shoreline and stream corridor bank areas in order to prevent soil erosion. Removal of vegetation from or disturbance of shoreline critical areas and shoreline critical area buffers, and from other critical area and critical area buffers shall be prohibited, except in conformance with Part 20.25H LUC and the specific performance standards of this section.**

   Vegetation removal is limited to the existing non-native grasses in the lawn areas and hazardous trees within the shoreline buffer and setback. The removal of this vegetation will provide space for the creation of two soft-shore coves that will replace portions of an existing bulkhead and are presented as mitigation for the associated development impacts. The proposal also includes a comprehensive mitigation, restoration, and enhancement plan that proposes installation of approximately 16,100 square feet of native vegetation that meets the planting guidelines for shorelines and steep slopes in the City's Critical Areas Handbook. All native planting will be subject to maintenance and monitoring for a period of 5 years and require financial surety, as required by the City's Land Use Code, to ensure successful establishment. See Section X of this report for conditions of approval.

5. **Maximum height limitation for any proposed structure within the Shoreline Overlay District shall be 35 feet, except in land use districts with more restrictive height limitations. The method of measuring the maximum height is described in WAC 173-14-030(6). Variances to this height limitation may be granted pursuant to Part 20.30H LUC.**

The proposed residential addition, dock, and cabana will be less than 35 feet in height.

6. **The Bellevue Shoreline Master Program, in conjunction with existing Bellevue land use ordinances and Comprehensive Plan policies, shall guide all land use decisions in the Shoreline Overlay District.**

   The proposal is consistent with the Comprehensive Plan Policies that make up the City's Shoreline Master Program (SMP).

   SH-13 – Protect and improve wildlife and aquatic habitats, particularly spawning waters.

   SH-48 – Encourage the use of vegetation, cobbles, and gravels for stabilizing the water's edge form erosion over the use of bulkheads. Where bulkheads are used, their design should reduce the transmission of wave energy to other properties.

7. **Any development within the Shoreline Overlay District shall comply with all applicable Bellevue ordinances, including but not limited to the Bellevue Land Use Code, Sign Code, and clearing and grading regulations.**

   The proposal will be required to obtain a building permit. Approval and permit issuance will be verification of compliance with applicable regulations other than ones covered in review of the SSDP and CALUP. See Section X for conditions of approval.

8. **The dead storage of watercraft seaward of the ordinary high water mark of the shoreline is prohibited.**

   No dead storage of watercraft is proposed.

9. **Where applicable, state and federal standards for the use of herbicides, pesticides and/or fertilizers shall be met, unless superseded by City of Bellevue ordinances. Use of such substances in the shoreline critical area and shoreline critical area buffer shall comply with the City's "Environmental Best Management Practices."**

   Slow-release, granular, phosphorus-free fertilizer use is proposed and will be applied according to manufacturer recommendations and in accordance with the City's "Environmental Best Management Practices." No herbicide or pesticide use is proposed. See Section X for conditions of approval.

10. **Adequate storm drainage and sewer facilities must be operational prior to construction of new development within the Shoreline Overlay District.**

Storm drainage facilities shall be separated from sewage disposal systems.

Any new storm drainage or sewer facilities will be operational prior to construction in accordance with this section and the City's Utilities Code requirements.

ii. The project site is in the Shoreline Overlay District and is subject to the regulations regarding moorage LUC 20.25E.080.N

Development Standards	Proposal	Complies Y/N
The only structures permitted in the first 30 feet waterward of the ordinary high water mark are piers and ramps. All floats and ells must be at least 30 feet waterward of the OHWM.	No ell is proposed and no structures within 30 feet of the OHWM	Y
No skirting is allowed on any structure	No skirting is proposed	Y
Surface coverage shall not exceed 480 square feet	Coverage is 956 square feet	N*
Piers shall not exceed four feet wide and shall be fully grated	Pier width is four feet and fully grated	Y
Ells are allowed only over water depths of nine feet or greater at the landward end of the ell	The proposed ell is located in a depth greater than nine feet	Y
Ells may be up to six feet wide by 26 feet long with grating over the entire ell	The proposed ell dimensions are 7 feet by 24 feet	N*
In no case may any moorage facility extend more than 150 feet waterward of the ordinary high water mark	Proposed total length of the dock is approximately 89 feet measured from the OHWM	Y
Structural Piling Specifications. The first (nearest shore) piling shall be steel, four-inch piling and at least 18 feet waterward of the ordinary high water mark. Piling sets beyond the first are not required to be steel, shall be spaced at least 18 feet apart and shall not be greater than 12 inches in diameter. Piles shall not be treated with pentachlorophenol, creosote, CCA or comparably toxic compounds. If ACZA pilings are proposed, the applicant will meet all of the Best Management	The proposed nearshore piling will be located at 18 feet from the OHWM and will consist of a set of 8-inch steel piles and spacing will vary between 16 and 19 feet	N*

Practices, including a post-treatment procedure, as outlined in the amended Best Management Practices of the Western Wood Preservers. Steel piles will be installed using approved sound attenuation measures		
Shoreline Critical Area and Critical Area Buffer Functions. In order to mitigate the impacts of new or expanded moorage facilities, the applicant shall plant emergent vegetation (if site-appropriate) and a buffer of vegetation a minimum of 10 feet wide along the entire length of the lot immediately landward of ordinary high water mark.	The applicant has provided a mitigation plan of at least 10 feet wide along the entire length of the lot immediately landward of the ordinary high water mark with exception to access to the shoreline and areas where the City has easement over for purposes of access to the a City sanitary sewer facility. The applicant has provided additional mitigation as part of the CALUP request.	Y
Setback. No private moorage or other structure waterward of the ordinary high watermark, including structures attached thereto, shall be closer than 12 feet to any adja¬cent property line except when a mutual agreement of adjoining property owners is recorded with the King County Records and Elections Division and the Bellevue City Clerk. Excepted from the requirements of this section are boat lifts or portions of boatlifts which do not exceed 30 inches in height measured from ordinary high watermark.	No private moorage is proposed to be located within 12 feet of the adjacent property line	Y
Installation, repair, maintenance, replacement, or retention of one ground-based or floating watercraft lift without a canopy, per adjacent property and the placement of no more than two cubic yards of fill to anchor the lift is permitted.	The proposal includes the installation of one ground-based boatlift, two dock-mounted jetski lifts, and one ground-based platform lift.	N*

**Standard proposed to be modified through the Critical Areas Report review process*

C. Consistency with Land Use Code Critical Areas Performance Standards:

Steep slopes & Landslide Hazards 20.25H.125

1. **Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;**

   Minimal alteration of natural contours of the steep slopes are proposed outside of the proposed foundations of the residential addition and the cabana. The location of the structures have been designed to minimize the intrusion into the steep slope and to avoid permanently modifying the shoreline buffer.

2. **Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;**

   Structures and improvements have been designed and located to preserve the most critical portion of the site, the shoreline buffer, and the design minimizes alteration of the natural contours as discussed previously. Degraded conditions exist with the steep slopes, steep slope buffer, and the shoreline buffer as documented in the CAR (Attachment 5), however the proposal has been designed to provide the a much higher level of ecological function of all listed areas than what currently exists through the proposed mitigation and restoration plan (Attachment 3).

3. **The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;**

   Per the Geotechnical Engineering Study, "*The recommendations presented in this report are intended to prevent the planned development from adversely impacting the stability of neighboring properties. This work will not necessitate increased buffers on the surrounding lots."* (pg.7 Geotechnical Engineering Study – Geotech Consultants, INC. Nov. 15, 2015). A Hold Harmless Agreement conforming to the requirements of the City Attorney's Office and recorded with King County shall be provided at time of application for the building permit. See Section X of this report for conditions of approval.

4. **The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;**

   No graded artificial slopes are proposed. Foundation and retaining walls are limited to the areas on the east side of the residential addition and the cabana. Recommendations for the construction of these walls have been provided by the

geotechnical engineer. See Section X of this report for conditions of approval.

5. **Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;**

   The proposed design represents the minimum amount of impervious surface in the critical area and critical area buffer needed to construct the cabana, patio, and residential addition. Addition to the residential structure and cabana cannot be achieved without modification of the steep slope buffer and steep slope structure setback.

6. **Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;**

   No grading is proposed outside of the building footprint with exception to a 10-foot extension of an existing retaining wall to the east of the proposed addition area within the buffer. This grading is proposed to provide access to the rear of the residential structure through a gate.

7. **Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;**

   A foundation wall has been proposed for the cabana and an extension (as noted above) is proposed to the east of the residential addition. No new retaining walls or rockeries are proposed.

8. **On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;**

   Pole-type construction is not feasible for the construction of the cabana in that it has been designed to match the grade within the shoreline structure setback to reduce overall height of the structure.

9. **On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and**

   No parking or garages are proposed over slopes in excess of 40 percent.

10. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.

The proposal includes a comprehensive mitigation and restoration plan that includes the creation of two soft-shore coves and the planting of approximately 16,100 square feet of native planting within the steep slopes, steep slope buffer, and steep slope structure setbacks. The planting material that has been selected aligns with the recommended planting materials for steep slopes and shorelines found in the City's Critical Areas Handbook. The applicant shall prepare a final mitigation plan to be submitted with the required building permit applications. See Section X for conditions of approval.

D. Consistency with Critical Areas Report LUC 20.25.230.

The applicant supplied a complete critical areas report prepared by The Watershed Company, a qualified professional. The report met the minimum requirements in LUC 20.25H.250.

IV. Public Notice and Comment

Application Date:	November 4, 2015 & November 5, 2015
Public Notice (500 feet):	December 17, 2015
Minimum Comment Period:	January 19, 2016

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on December 17, 2015. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

V. Summary of Technical Reviews

Clearing and Grading:

The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development.

Utilities

The Utilities Department's Development Review Division has reviewed the proposed development for compliance with Bellevue Utilities' codes and standards. The Utilities Development Review staff found no issues with the proposed development provided that easement is granted to the City's Utilities Department to provide access to, location, and maintenance of electric utilities to operate the sewer lift station located on parcel 5627300090.

VI. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. Earth and Water

A temporary erosion and sedimentation control plan is included in the project plans, and addresses all requirements for restoring the site to its current condition as well as erosion and sedimentation management practices. Erosion and sediment control best management practices include the installation of silt fencing around the work area and covering exposed soils to prevent migration of soils to Lake Washington. Work within the rainy season is also restricted unless approval has been granted by the City's Clearing & Grading Department prior to execution of work. The applicant will also be required to submit information regarding the use of pesticides, insecticides, and fertilizers to avoid impacts to water resources. See Section X of this report for conditions of approval.

Work proposed within Lake Washington is subject to state and federal requirements including, but not limited to, permitting and in-water work windows. See Section X of this report for conditions of approval.

B. Animals

The project site is adjacent to Lake Washington which is known to have or facilitate migration of species of local importance. The upland portion of the site is highly degraded and provides little habitat function, both with the steep slopes (include buffers) and the shoreline buffer. The proposal represents a functional increase in habitat by providing approximately 16,100 square feet of native vegetation planting with the steep slopes, steep slope buffers, and shoreline buffers. See Section X of this report for conditions of approval.

C. Plants

Mitigation for temporary and permanent disturbance will be approved pursuant to an approved re-vegetation and monitoring plan. Removal of the hazardous trees listed in the arborist report (Attachment 6) have been mitigated through the proposed mitigation and enhancement plan. See Section X of this report for conditions of approval.

D. Noise

The site is adjacent to single-family residences whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are

likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. See Section X of this report for conditions of approval.

VII. Changes to proposal as a result of City review

No substantial changes were requested by the City during the review of this proposal. During the review of this proposal the City requested minor changes regarding placement of mitigation planting along the shoreline, and to incorporate the existing foundation of the dilapidated structure within the slope as a landing to connect the railroad tie stairs and path.

VIII. Decision Criteria

A. Critical Areas Report Decision Criteria – General 20.25H.255

Except for the proposals described in subsection B of this section, the Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:

1. The modifications and performance standards included in the proposal lead to levels of protection of the critical area functions and values at least as protective as application of the regulations and standards of this code;

Finding: The proposed modifications of the shoreline residential moorage requirements and performance standards for the expanded dock lead to levels of protection of the critical area functions and values at least as protective as application of Shoreline Overlay District (LUC 20.25E). Strict adherence to the rules would have allowed the applicant to demolish and construct a new residential pier utilizing the prescriptive development standards of 20.25E.080.N.1.b. No alteration of the existing bulkhead for subsequent soft-shore cove creation would have been required. The proposal provides mitigation exceeding the requirements of 20.25E.080.N.1.b. by providing a larger overall planting area and bulkhead removal to create two (2) coves.

2. Adequate resources to ensure completion of any required mitigation and monitoring efforts;

Finding: Adequate resources are available to the owner of the property to ensure the completion of the mitigation and monitoring efforts. Additionally, financial surety will be required to be submitted with Building or Clearing & Grading permit, whichever comes first. A preliminary mitigation and monitoring plan has been submitted and final plans shall be consistent with the attached plans. See Section X of this report for conditions of approval.

3. The modifications and performance standards included in the proposal are not

detrimental to the functions and values of critical area and critical area buffers off-site; and

Finding: Adequate resources are available to the owner of the property to ensure the completion of the mitigation and monitoring efforts. Additionally, financial surety will be required to be submitted with Building or Clearing & Grading permit, whichever comes first. A preliminary mitigation and monitoring plan has been submitted and final plans shall be consistent with the attached plans. See Section X of this report for conditions of approval.

4. The resulting development is compatible with other uses and development in the same land use district.

Finding: Construction of a residential dock, cabana, patio, and residential addition is compatible with other uses in the residential land use districts in the vicinity. Several examples of each or a combination of each can be found on both Lake Washington and Lake Sammamish, includes those with platform lifts.

B. Critical Areas Report Decision Criteria - Proposals to Reduce Regulated Critical Area Buffer LUC 20.25H.255

The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site where the applicant demonstrates:

1. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;

Finding: The proposal includes a comprehensive mitigation and enhancement plan that includes bulkhead conversion to two soft-shore coves, and includes planting of approximately 16,100 square feet of native vegetation per the conceptual mitigation plan found in Attachment 5. The applicant shall submit a final mitigation plan as part of the required building permit application. See Section X of this report for conditions of approval.

2. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;

Finding: The proposal's restoration of steep slopes, steep slope buffer, and shoreline buffer demonstrates a net gain from that which currently exist on-site. Degraded conditions have been documented in the supplied Critical Areas Report (Attachment 5). Restoration of these areas will provide increased water quality, biodiversity, and habitat opportunities in the steep slope and shoreline buffer as well as providing ecological inputs in the form of plant detritus and biological material to Lake Washington ecosystem.

3. The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;

Finding: The proposal represents a net gain in stormwater quality of water traveling the natural drainage path towards Lake Washington. Much of the existing steep slopes, steep slope buffer, and shoreline buffer are covered with non-native grasses and lawn and provide limited water quality improvement before entering the lake.

4. Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;

Finding: Adequate resources are available to the owner of the property to ensure the completion of the mitigation and monitoring efforts. Additionally, financial surety will be required to be submitted with Building or Clearing & Grading permit, whichever comes first. A preliminary mitigation and monitoring plan has been submitted and final plans shall be consistent with the attached plans. See Section X of this report for conditions of approval.

5. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and

Finding: The adjacent sites, with exception to Chism Beach Park, are mostly degraded from past residential development. The proposal represents a significant ecological improvement to the functions of the shoreline and steep slopes in the vicinity. As discussed above in Section III.C, utilizing the recommendation made by the geotechnical engineer, Geotech Consultants, INC., the proposal would not lead to increased safety hazards on or off-site.

6. The resulting development is compatible with other uses and development in the same land use district.

Finding: Construction of a residential dock, cabana, patio, and residential addition is compatible with other uses in the residential land use districts in the vicinity. Several examples of each or a combination of each can be found on both Lake Washington and Lake Sammamish.

C. Shoreline Substantial Development Permit Decision Criteria 20.30R.140

The Director may approve or approve with modifications an application for a Critical Areas Land Use Permit if:

1. The proposal obtains all other permits required by the Land Use Code; and

Finding: The applicant is required to obtain a Building Permit to construct the residential

dock and retaining wall behind the soft-shore coves. See Section X of this report for conditions of approval.

2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer; and

Finding: The proposal utilizes to the maximum extent possible the best available construction and design techniques that result in the least impact and greatest functional uplift of the shoreline critical area and buffer.

3. The proposal incorporates the performance standards of Part 20.25H LUC to the maximum extent applicable; and

Finding: As discussed Section III of this report, the proposal incorporates the performance standards of LUC 20.25H to the maximum extent applicable.

4. The proposal will be served by adequate public facilities including streets, fire protection, and utilities; and

Finding: The property is currently served by adequate public facilities. A Utilities Department sewer flush station facility is located along the northwestern property line near the shoreline which is serviced by an underground electric line. Easement for this line was not recorded in the past and therefore a new easement for the electric utility and access has been proposed by the applicant. This easement is subject to Utilities Department, Real Properties Department, and City Council Approval. See Section X of this report for conditions of approval.

5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC 20.25H.210; except that a proposal to modify or remove vegetation pursuant to an approved Vegetation Management Plan under LUC 20.25H.055.C.3.i shall not require a mitigation or restoration plan; and

Finding: The proposal includes a comprehensive mitigation and enhancement plan that includes the construction of two soft-shore coves and native planting within the shoreline buffer, except for access, that exceeds the prescriptive requirements of LUC 20.25E. The comprehensive plan also integrates mitigation and enhancement of the steep slopes and slope buffer on-site to provide a uniform design consistent to the designs found in the City's Critical Areas Handbook. See Section X of this report for conditions of approval.

6. The proposal complies with other applicable requirements of this code.

Finding: As discussed in Section III and V of this report, the proposal complies with all other applicable requirements of the Land Use Code.

D. Critical Areas Land Use Permit Decision Criteria 20.30P

The Director may approve or approve with modifications an application for a critical areas land use permit if:

1. The proposal obtains all other permits required by the Land Use Code;

Finding: The proposal is required to obtain a Building Permit for the residential addition, patio, and cabana. Mitigation and enhancement planting may require additional Clearing & Grading Permits. Utilities review may require additional permits for connection of water, sewer, or stormwater utilities associated with the cabana, which will be reviewed at time of Building Permit.

2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;

Finding: The proposal utilizes to the maximum extent possible the best available construction and design techniques that result in the least impact and greatest functional uplift of the steep slopes, steep slope buffer, and the shoreline buffer.

3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;

Finding: The proposal incorporates the performance standards of LUC 20.25H and 20.25E. See Section III of this report**.**

4. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;

Finding: The property is currently served by adequate public facilities. A Utilities Department sewer flush station facility is located along the northwestern property line near the shoreline which is serviced by an underground electric line. Easement for this line was not recorded in the past and therefore a new easement for the electric utility and access has been proposed by the applicant. This easement is subject to Utilities Department, Real Properties Department, and City Council Approval. See Section X of this report for conditions of approval.

5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and

Finding: The proposal includes a comprehensive mitigation and enhancement plan that includes the construction of two soft-shore coves and native planting within the shoreline buffer, except for access, that exceeds the prescriptive requirements of LUC 20.25E. The comprehensive plan also integrates mitigation and enhancement of the steep slopes and slope buffer on-site to provide a uniform design consistent to the designs

found in the City's Critical Areas Handbook. See Section X of this report for conditions of approval.

6. The proposal complies with other applicable requirements of this code.

Finding: As discussed in Section III and V of this report, the proposal complies with all other applicable requirements of the Land Use Code.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposal to construct the single-family addition and patio within the steep slope buffer and structure setback; a cabana within the shoreline structure setback, steep slope, and steep slope structure setback; a pier within the shoreline critical area; and all mitigation associated with permanent modifications.

Note- Expiration of Approval: In accordance with LUC 20.30R.175 a Shoreline Substantial Development Permit automatically expires and is void if the applicant fails to file for a Building Permit or other necessary development permits within one year of the effective date of the approval. Additionally, as allowed within LUC 20.30P.150 the Critical Areas Land Use Permit will have an automatic expiration date and conditions of expiration that match the Shoreline Substantial Development Permit.

Note- Expiration of Approval: In accordance with LUC 20.30P.150 and the time limits of the Shoreline Substantial Development Permit, the Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Building Permit or other necessary development permits within two years of the effective date of the approval.

X. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code - BCC 23.76	Tom McFarlane, 425-452-5207
Land Use Code - BCC 20.25H	David Wong, 425-452-4282
Noise Control - BCC 9.18	David Wong, 425-452-4282
Utilities Code – BCC 24	Mohamad Sambou, 425-452-4853

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

1. State Permits Required: Prior to the issuance of the required Building Permit, the applicant shall produce evidence of receipt of required state permits for the proposed pier, boat lift, watercraft lift, and platform lift, and all mitigation associated with pier construction.

Authority: Land Use Code 20.30R.155
Reviewer: David Wong, Land Use

2. Lake Washington Allowed In-Water Work Windows: To protect habitat associated with migrating anadromous fish within Lake Washington, the pier construction approved by this permit shall only be allowed to occur between the following dates:

July 16-April 30

Any deviation from this approved schedule must be approved in writing from the Washington Department of Fish and Wildlife.

Authority: Land Use Code 20.25H.160
Reviewer: David Wong, Land Use

3. Restoration for Areas of Temporary Disturbance: A restoration plan for all areas of temporary disturbance is required to be submitted for review and approval by the City of Bellevue prior to the issuance of the Clearing and Grading Permit. The plan shall include documentation of existing site conditions and shall identify the restoration measures to return the site to its existing conditions per LUC 20.25H.220.H.

Authority: Land Use Code 20.25H.220.H
Reviewer: Planner, Land Use

4. Mitigation Plan: A mitigation plan conforming to the conceptual plan that has been submitted under this application is required to be submitted for review and approval by the City of Bellevue prior to issuance of the Clearing and Grading or Building Permit. The plan shall document the total area of permanent disturbance, plant material details (species, size, location, and quantity), and installation details (soil preparation, planting stock standards, etc.). Additional mitigation is required to for the removal of hazardous trees within the shoreline buffer at a 1 to 1 ratio, and shall be shown on the mitigation, restoration, and enhancement plan submitted at time of the Building or Clearing & Grading Permit application.

Authority: Land Use Code 20.25H.220
Reviewer: David Wong, Land Use

5. Performance Assurance Device: In order to ensure the mitigation and restoration is installed, a performance assurance device in an amount equal to 100% of the cost of labor and materials for the installation shall be held until mitigation and restoration has been successfully installed. The performance assurance device will be released to the applicant

upon receipt of maintenance assurance device required to ensure successful establishment of the mitigation and restoration effort.

Authority: Land Use Code 20.25H.220.F
Reviewer: David Wong, Land Use

6. Maintenance Assurance Device: In order to ensure the restoration successfully establishes, a maintenance assurance device in an amount equal to 20% of the cost of labor and materials for the landscape installation shall be held for a period of five (5) years from the date of successful installation. The maintenance assurance device will be released to the applicant upon receipt of documentation of reporting successful establishment in compliance with the performance standards stated in condition of approval #5 above.

Authority: Land Use Code 20.25H.220.F
Reviewer: David Wong, Land Use

7. Maintenance & Monitoring: A maintenance and monitoring plan for the period of not less than five years shall be submitted with the Building Permit or any other development permits associated with this approval. Monitoring reports detailing plant survival, replacement, and photographic evidence shall be submitted at the end of each growing season following installation or by October 31st.

<u>Performance Standards:</u>
Survival:
Achieve 100% survival of all installed plants by the end of Year 1. This standard can be met through replanting as necessary to achieve the required numbers.

Native Tree & Shrub Cover:
Achieve 40% understory cover of native shrubs and sapling trees by the end of Year 2. Native volunteer species may count towards this cover standard.
Achieve 60% understory cover of native shrubs and sapling trees by the end of Year 3. Native volunteer species may count towards this cover standard.
Achieve 80% understory cover of native shrubs and sapling trees by the end of Year 5. Native volunteer species may count towards this cover standard.

Native Perennial and groundcover cover:
Achieve 50% understory cover of native perennials and groundcover by the end of Year 2. Native volunteer species may count towards this cover standard.
Achieve 70% understory cover of native perennials and groundcover by the end of Year 3. Native volunteer species may count towards this cover standard.
Achieve 90% understory cover of native perennials and groundcover by the end of Year 5. Native volunteer species may count towards this cover standard.

Species Diversity:
Establish at least three (3) native shrub species by Year 3 and maintain this diversity through Year 5. Native volunteer species may count towards this standard. Establish at least four (4) native tree species or other suitable native volunteer tree species by Year 5.

Invasive Cover:
Aerial cover for all non-native, invasive and noxious weeds will no exceed 10% at any year during the monitoring period. Invasive plants include but are not limited to Himalayan blackberry (*Rubus armeniacus*).

Authority: Land Use Code 20.25E.080, 20.25H.220
Reviewer: David Wong, Land Use

8. Cost Estimate: A cost estimate detailing the cost of the planting materials, installation labor, and the maintenance & monitoring contract shall be submitted for review at time of Building Permit application.

Authority: Land Use Code 20.25H.220, 20.40.490
Reviewer: David Wong, Land Use

9. Rainy Season restrictions: Due to the proximity to steep slope and shoreline critical areas, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,
Reviewer: Tom McFarlane, Clearing and Grading

10. Hold Harmless: A Hold Harmless Agreement in a form approved by the City Attorney which releases the City from liability for any damage arising from the location of improvements within the critical area or critical area buffer shall be submitted with the Building Permit application.

Authority: Land Use Code 20.30P.170
Reviewer: David Wong, Land Use

11. Construction Stormwater Pollution Prevention Plan: To ensure federal and state water quality and effluent standards are met, and Shoreline Overlay District comply with the provision of Chapter 23.76 BCC, a Construction Stormwater Pollution Prevention Plan is required to be submitted for review and approval as part of the Building Permit.

Authority: Bellevue City Code 23.76
Reviewer: Tom McFarlane, Clearing & Grading

12. Pesticides, Insecticides, and Fertilizers: The applicant must submit as part of the required Clearing and Grading Permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices".

Authority: Land Use Code 20.25H.220.H
Reviewer: David Wong, Land Use

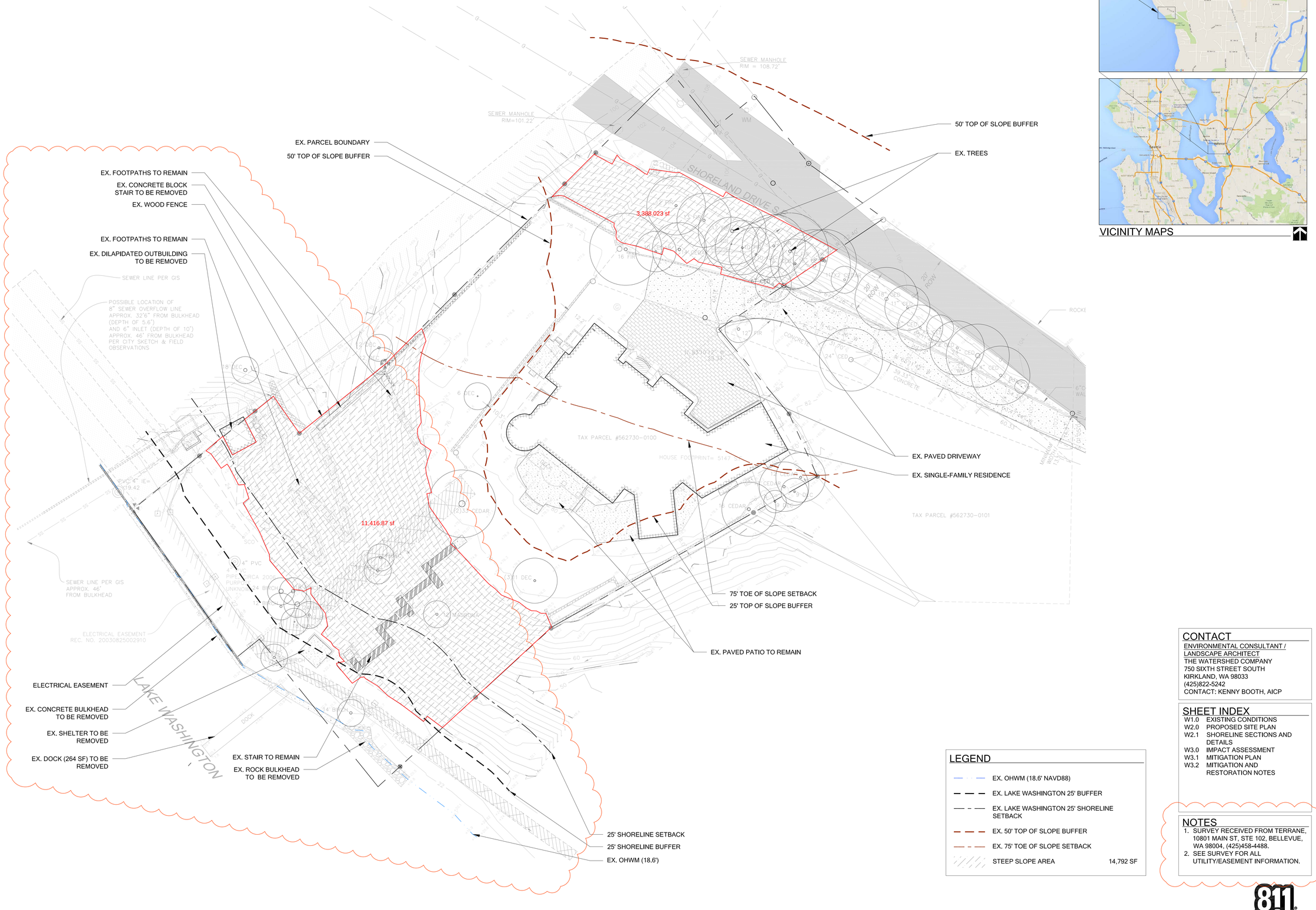
13. Noise Control: Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18
Reviewer: David Wong, Land Use

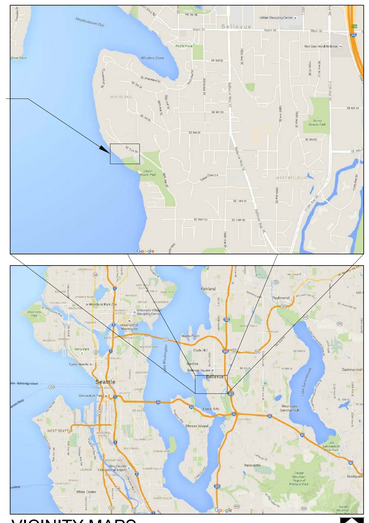
14. Utilities Easement: All construction or development permits will be required to abide by the language within the easement documents approved by Real Property and City Council regarding the existence, maintenance, or access of the existing sewer flush station and/or the electric utility require to operate the sewer flush station. Any structures or blockages within the easement that will cause disruption to ingress/egress will be the responsibility of the owner to replace.

Authority: Bellevue City Code 24.04.160
Reviewer: Mohomed Sambou, Utilities

THE WHITMORE



PROJECT SITE



VICINITY MAPS

LEGEND

- EX. OHWM (18.6' NAVD88)
- EX. LAKE WASHINGTON 25' BUFFER
- EX. LAKE WASHINGTON 25' SHORELINE SETBACK
- EX. 50' TOP OF SLOPE BUFFER
- EX. 75' TOE OF SLOPE SETBACK
- STEEP SLOPE AREA 14,792 SF

CONTACT

ENVIRONMENTAL CONSULTANT / LANDSCAPE ARCHITECT
THE WATERSHED COMPANY
750 SIXTH STREET SOUTH
KIRKLAND, WA 98033
(425)822-5242
CONTACT: KENNY BOOTH, AICP

SHEET INDEX

NOTES

1. SURVEY RECEIVED FROM TERRANE, 10801 MAIN ST, STE 102, BELLEVUE, WA 98004, (425)458-4488.
2. SEE SURVEY FOR ALL UTILITY/EASEMENT INFORMATION.

GENERAL NOTES:

EXISTING CONDITIONS

SCALE: 1/16" = 1'-0"

0 8' 16' 32' 64'

811 Know what's below. Call before you dig.

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Science & Design

THE WHITMORE
MITIGATION PLAN
PREPARED FOR DUCHESS INVESTMENTS
11410 NE 124TH STREET, #633
KIRKLAND, WA 98034

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10-23-2015	MITIGATION PLAN	AM
2	05-23-2016	MITIGATION PLAN REVISIONS	LV
3	02-10-2017	RESPONSE TO CITY COMMENTS	AM
4	04-06-2017	PERMIT RESUBMITTAL	AM
5	05-25-2017	RESPONSE TO COMMENTS	AM

DRAFT
NOT FOR CONSTRUCTION

SHEET SIZE:
ORIGINAL PLAN IS 30" x 42". SCALE ACCORDINGLY.

PROJECT MANAGER: KB
DESIGNED: DN/AM
DRAFTED: AM
CHECKED: KB/DN
JOB NUMBER: 150836
SHEET NUMBER: W1.0 OF 6

DATE: 5/25/2017 | PRINTED BY: JAMES MILLOSAK | FILENAME: W1.0_EXCOND_WHITMORE_REVS.DWG

PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"

0 8' 16' 32' 64'

NOTES

1. EXISTING ELECTRICAL EASEMENT TO BE RELOCATED AS SHOWN ON THIS SHEET. THIS WILL INCLUDE RELOCATION OF EXISTING ELECTRIC LINE. RELINQUISHMENT AND RE-ESTABLISHMENT OF EASEMENT SHALL OCCUR DURING THE BUILDING PERMIT PHASE AND SHALL BE COORDINATED WITH CITY OF BELLEVUE UTILITIES REVIEWER JOHN RAMSHUR. AN ELECTRICAL PERMIT WILL BE REQUIRED AS PART OF RELOCATION ACTIVITIES.
2. EXISTING SEWER CLEANOUT LINE TO BE RELOCATED AS PART OF THE FUTURE BUILDING PERMIT FOR THE CABANA.
3. SEE PROJECT SURVEY FOR ALL EASEMENT/UTILITY LOCATIONS.

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4	03-06-2017	PERMIT RESUBMITTAL	AM
5	05-25-2017	RESPONSE TO COMMENTS	AM

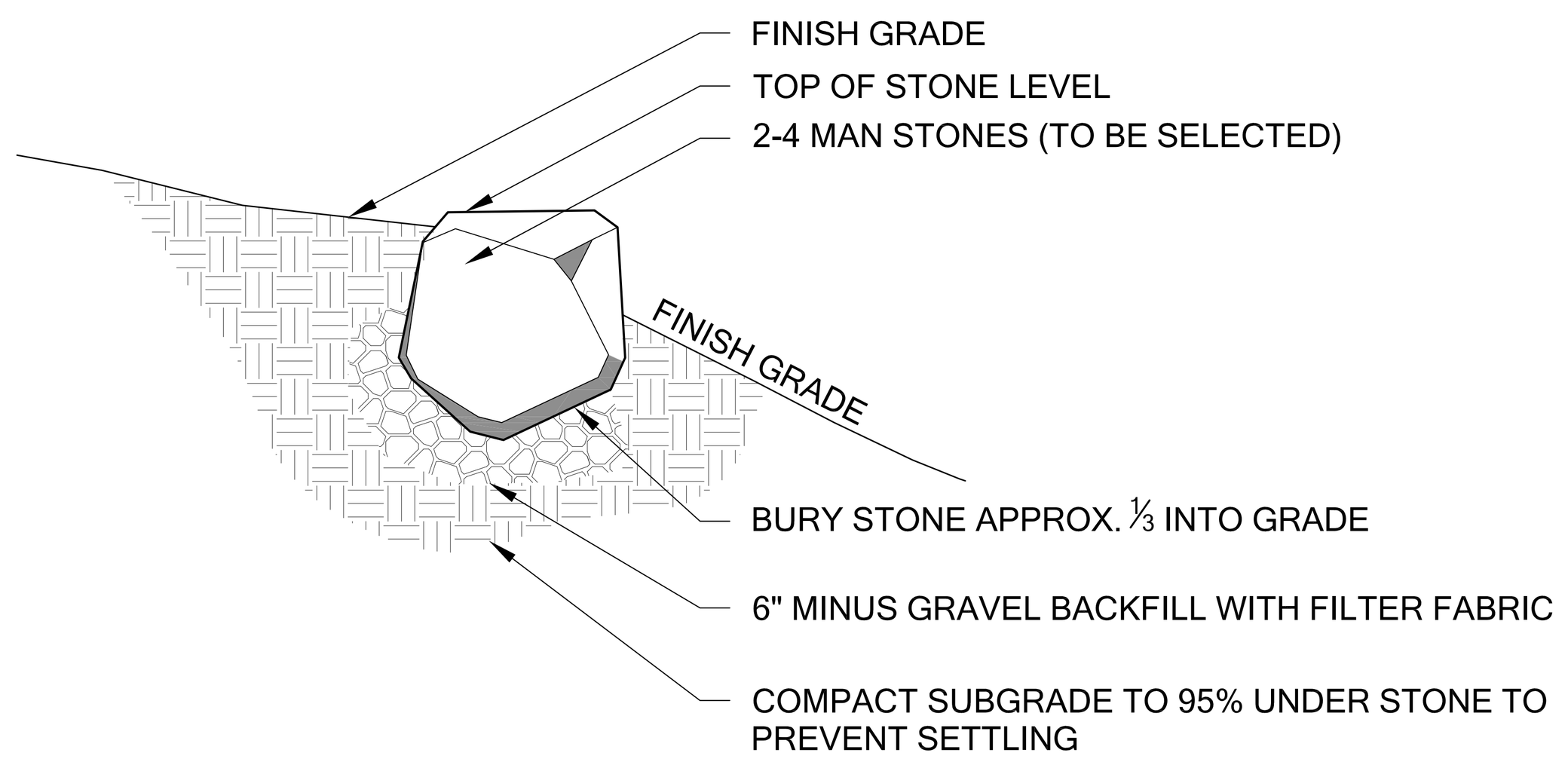
DRAFT
NOT FOR CONSTRUCTION

GENERAL NOTES:

SHEET SIZE:
ORIGINAL PLAN IS 30" x 42".
SCALE ACCORDINGLY.

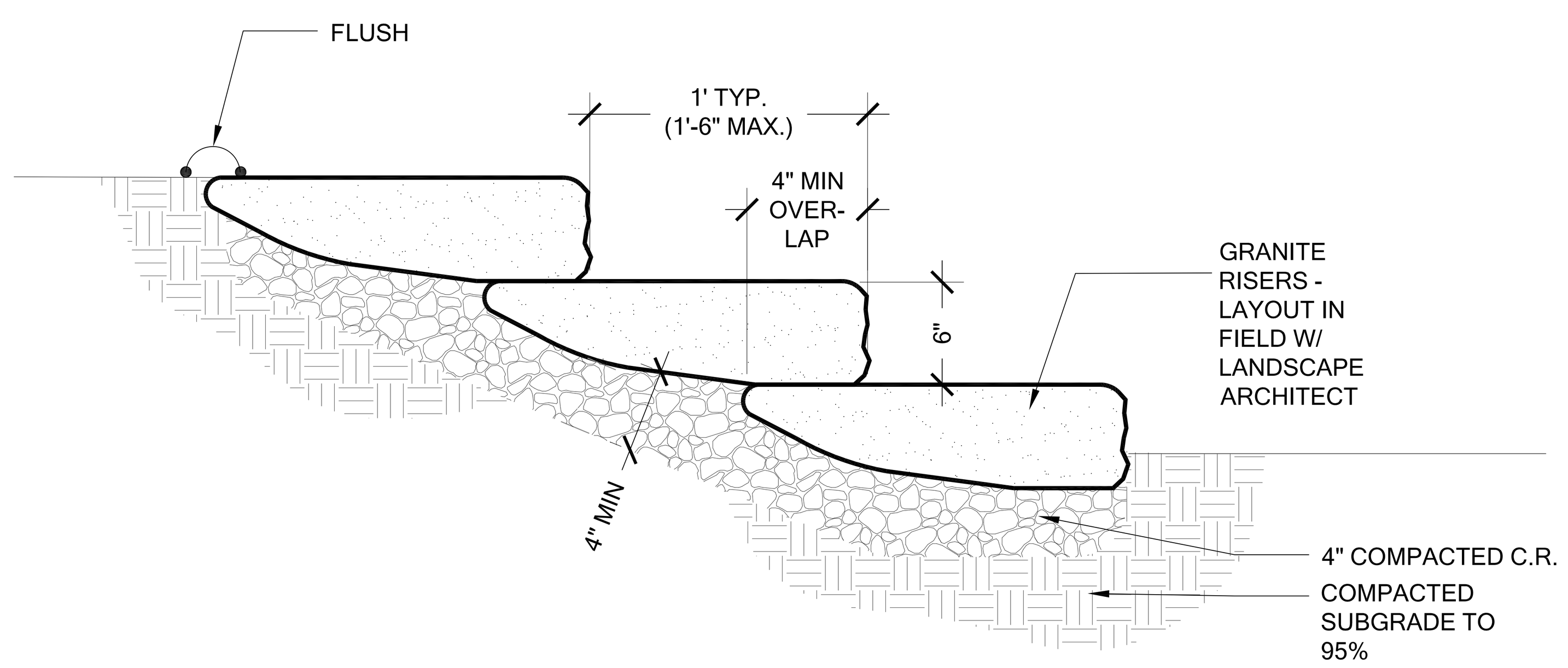
PROJECT MANAGER: KB
DESIGNED: DN/AM
DRAFTED: AM
CHECKED: KB/DN
JOB NUMBER: 150836
SHEET NUMBER: W2.0 OF 6

DATE: 5/9/2017
PRINTED BY: AMBER WALUSCHA
FILENAME: W2.0_PROPOSEDSITEPLAN_WHITMORE_01-16-2017.DWG



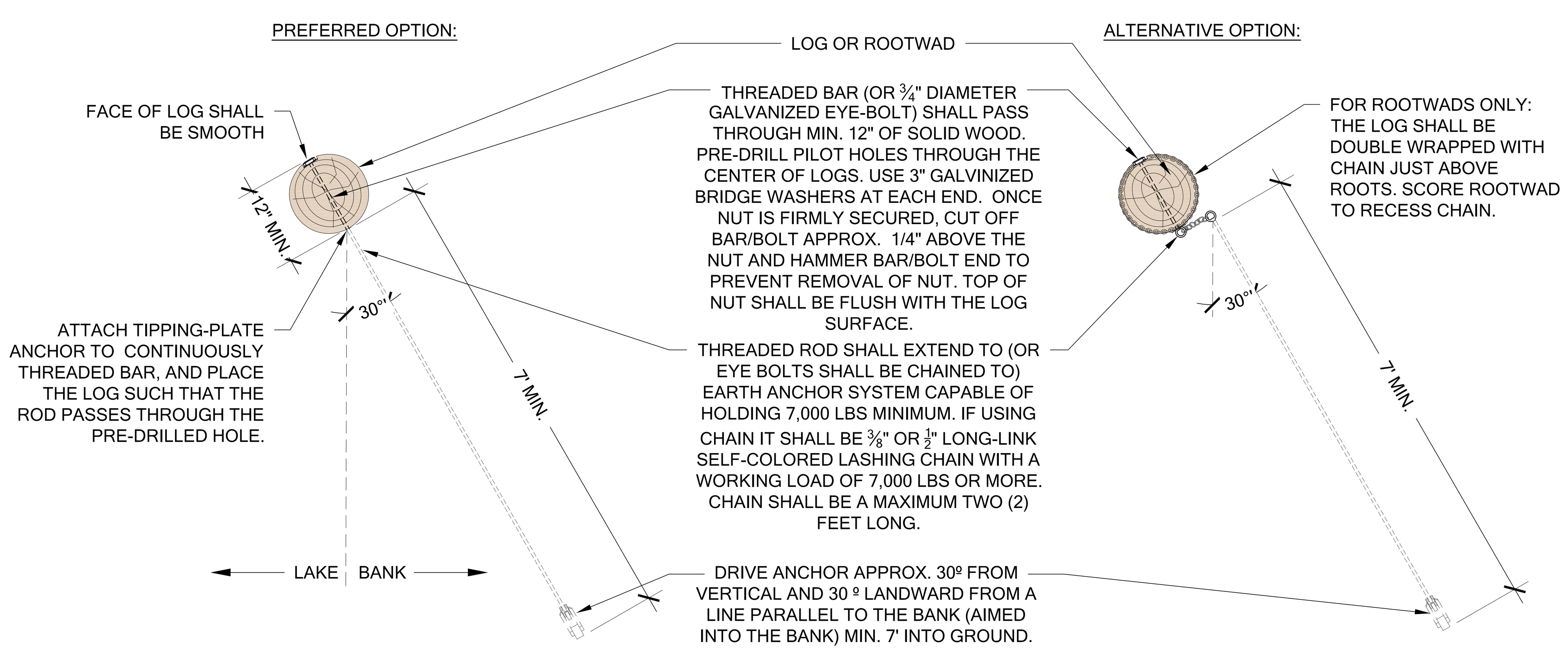
1 LANDSCAPE BOULDER SETTING

NTS



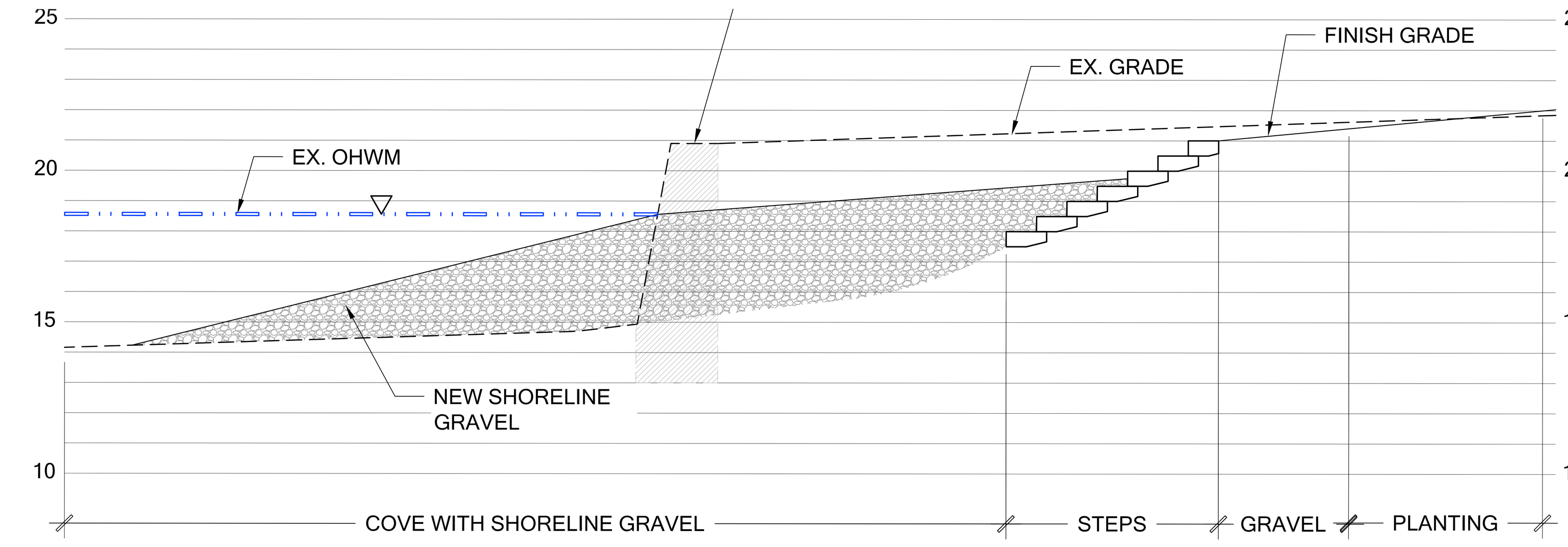
2 STONE STEPS

NTS



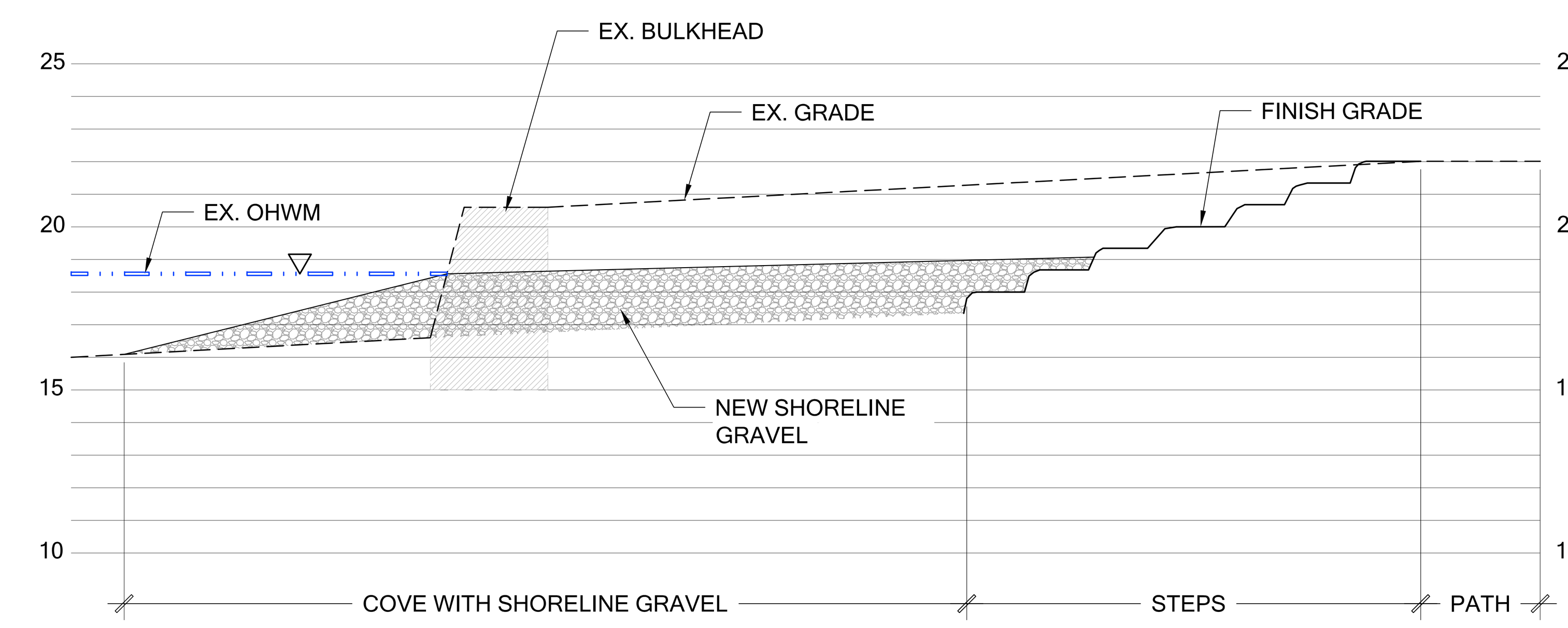
3 SHORELINE LOG ANCHORING

NTS



A NEW COVE WITH SHORELINE GRAVEL

Scale: 1/4" = 1'-0"



B NEW STONE STEPS TO WATER

Scale: 1/4" = 1'-0"

NOTES

1. GRAVEL SPECIFICATIONS: SHORELINE GRAVEL MIX SHALL CONFORM CLOSELY TO THE FOLLOWING SIZE GRADATIONS BY WEIGHT:
   - FINES 5%
   - ¼" - ¾" 20%
   - ¾" - 1" 20%
   - 1" - 2" 35%
   - 2" - 4" 20%
2. SHORELINE COBBLE TO BE UP TO 6"-8".
3. DEPTH OF EX. BULKHEAD SHOWN IS APPROX. ACTUAL DEPTH IS UNKNOWN.

SHORELINE SECTIONS AND DETAILS

NTS

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5	05-26-2017	RESPONSE TO COMMENTS	AM

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NOT FOR CONSTRUCTION

GENERAL NOTES:

SHEET SIZE:
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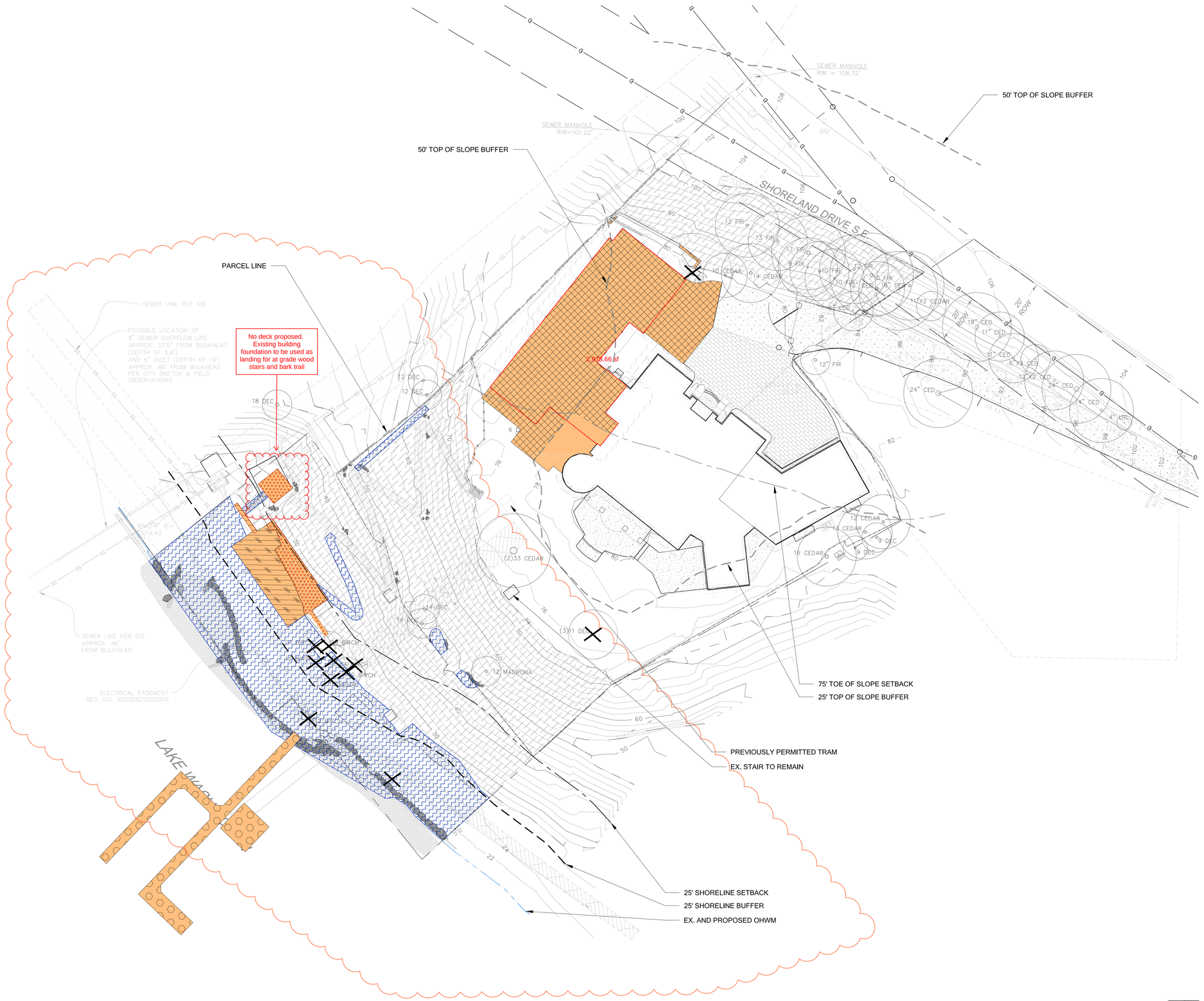
PROJECT MANAGER: KB
DESIGNED: DN/AM
DRAFTED: AM
CHECKED: KB/DN
JOB NUMBER: 150836
SHEET NUMBER: W2.1 OF 6

DATE 5/26/2017 | PRINTED BY AMBER MIKLUSCAK | FILENAME W2.0_PROPOSEDSITEPLAN_WHITMORE_01-16-2017.DWG



IMPACT ANALYSIS

SCALE: 1/16" = 1'-0"

0 8' 16' 32' 64'

PLAN LEGEND

- OHWM
- LAKE WASHINGTON 25' BUFFER
- LAKE WASHINGTON 25' SHORELINE SETBACK
- 50' TOP OF SLOPE BUFFER
- 75' TOE OF SLOPE SETBACK
- STEEP SLOPE AREA 14,792 SF
- NEW STRUCTURE OR IMPERVIOUS SURFACE - SEE ARCHITECT PLANS
  - NEW DOCK - OVER LAND 18 SF
  - NEW DOCK - OVER WATER 956 SF
  - NEW STRUCTURE 3,858 SF
  - NEW IMPERVIOUS SURFACE 1,247 SF

IMPACT LEGEND

- NEW STRUCTURE AND/OR IMPERVIOUS SURFACE IN STEEP SLOPE 378 SF
  275 LF OF 8' TALL FENCE (SEE ARCH. PLANS)
- NEW STRUCTURE OR IMPERVIOUS SURFACE IN: 3,829 SF
  - 50' TOP OF SLOPE BUFFER
  - 75' TOE OF SLOPE SETBACK

  522 LF OF 8' TALL FENCE (SEE ARCH. PLANS)
- NEW STRUCTURE OR IMPERVIOUS SURFACE IN
  - 25' SHORELINE SETBACK 551 SF
- TOTAL NET NEW IMPACT 4,758 SF
- TOTAL FENCE IMPACTS 797 LF
- NEW DOCK 974 SF
- TEMPORARY DISTURBANCE TO BE REVEGETATED, RESTORED, OR TO REMAIN PERVIOUS 5,758 SF
- TREES TO BE REMOVED (QTY 11)

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4	04-06-2017	PERMIT RESUBMITTAL	AM
5	05-29-2017	RESPONSE TO COMMENTS	AM

DRAFT
NOT FOR CONSTRUCTION

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PROJECT MANAGER: KB
DESIGNED: DN/AM
DRAFTED: AM
CHECKED: KB/DN
JOB NUMBER:
150836
SHEET NUMBER:
W3.0 OF 6

DATE 5/30/17 | PRINTED BY JAMES MALUSCAK | FILENAME W3.0_IMPACTS_WHITMORE.DWG

MITIGATION PLAN
SCALE: 1/16" = 1'-0"

0 8' 16' 32' 64'

PLAN LEGEND

OHWM	
LAKE WASHINGTON 25' BUFFER	
LAKE WASHINGTON 25' SHORELINE SETBACK	
TOP OF SLOPE BUFFER	
75' TOE OF SLOPE SETBACK	
STEEP SLOPE AREA	14,792 SF
OTHER LANDSCAPING (MAY INCLUDE ORNAMENTAL PLANTING, PERVIOUS PATHS, AND LAWN)	6,748 SF

MITIGATION LEGEND

APPROX. NEW TREE LOCATION	MIN. QTY. 60
PROPOSED STEEP SLOPE MITIGATION AREA (REMOVE INVASIVES, INSTALL NATIVE PLANTS, AND VEGETATIVE SLOPE STABILITY MEASURES, SUCH AS COIR LOG OR WATTLE)	13,584 SF
SHORELINE REVEGETATION AREA	2,514 SF
TOTAL NEW PLANTING AREA	16,098 SF
SHORELINE RESTORATION	164 LF
NEW SHORELINE GRAVEL APPROX. AREA	1,624 SF
NEW SHORELINE GRAVEL APPROX. VOLUME	110 CY
APPROX. EXTENT OF PREVIOUSLY INSTALLED MITIGATION AREA	
STRUCTURE REMOVAL	386 SF

PLANT SPECIES LIST

TREES: MIN. QTY. PROPOSED = 60 TYP. SPACING = 10' - 15' O.C. / TYP. SIZE = 2 GAL.		SLOPE	SHORE
ARBUTUS MENZIESII	PACIFIC MADRONE	X	X
CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	X	X
PINUS CONTORTA	SHORE PINE		X
PSEUDOTSUGA MENZIESII	DOUGLAS-FIR	X	
TAXUS BREVIFOLIA	PACIFIC YEW	X	
SHRUBS: MIN. QTY. PROPOSED = 400 TYP. SPACING = 4' - 8' O.C. / TYP. SIZE = 1 GAL.			
ACER CIRCINATUM	VINE MAPLE	X	X
CORNUS SERICEA 'KELSEYI'	RED-OSIER & KELSEYI DOGWOOD	X	X
HOLODISCUS DISCOLOR	OCEANSPRAY	X	X
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	X	X
RHODODENDRON MACROPHYLLUM	PACIFIC RHODODENDRON		X
RIBES SANGUINEUM	RED-FLOWERING CURRANT	X	X
ROSA NUTKANA	NOOTKA ROSE	X	
ROSA PISOCARPA	CLUSTER ROSE		X
SAMBUCUS RACEMOSA	RED ELDERBERRY	X	
SPIRAEA DENSIFLORA	SUBALPINE SPIREA	X	
SYMPHORICARPOS ALBUS	SNOWBERRY	X	X
VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	X	X
GROUNDCOVERS & PERENNIALS: MIN. QTY. PROPOSED = 4,000 TYP. SPACING = 1' - 2' O.C. / TYP. SIZE = 4" POT			
ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	X	X
ARMERIA MARITIMA	SEA THRIFT		X
AQUILEGIA FORMOSA	WESTERN COLUMBINE	X	X
CAMASSIA QUAMASH	COMMON CAMAS	X	X
DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	X	X
ERYTHRONIUM OREGONUM	WHITE FAWN LILY	X	X
FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	X	X
IRIS TENAX	OREGON IRIS		X
OXALIS OREGANA	WOOD SORREL	X	X

THE WATERSHED COMPANY
750 Sixth Street South
Kirkland WA 98033
p 425.822.5242
www.watershedco.com
Science & Design

THE WHITMORE
MITIGATION PLAN
PREPARED FOR DUCHESS INVESTMENTS
11410 NE 124TH STREET, #633
KIRKLAND, WA 98034

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10-23-2015	MITIGATION PLAN	AM
2	05-23-2016	MITIGATION PLAN REVISIONS	LV
3	02-10-2017	RESPONSE TO CITY COMMENTS	AM
4	03-06-2017	PERMIT RESUBMITTAL	AM
5	05-26-2017	RESPONSE TO COMMENTS	AM

DRAFT
NOT FOR CONSTRUCTION

GENERAL NOTES:

SHEET SIZE:
ORIGINAL PLAN IS 30" x 42".
SCALE ACCORDINGLY.

PROJECT MANAGER: KB
DESIGNED: DN/AM
DRAFTED: AM
CHECKED: KB/DN
JOB NUMBER: 150836
SHEET NUMBER: W3.1 OF 6

FILENAME: W3.1_MITIGATION_WHITMOREPKG
PRINTED BY: ROBERT WALUSCHAK
DATE: 5/30/2017

Know what's below. Call before you dig.

PLANT INSTALLATION SPECIFICATIONS

GENERAL NOTES

QUALITY ASSURANCE
1. PLANTS SHALL MEET OR EXCEED THE SPECIFICATIONS OF FEDERAL, STATE, AND LOCAL LAWS REQUIRING INSPECTION FOR PLANT DISEASE AND INSECT CONTROL.
2. PLANTS SHALL BE HEALTHY, VIGOROUS, AND WELL-FORMED, WITH WELL DEVELOPED, FIBROUS ROOT SYSTEMS, FREE FROM DEAD BRANCHES OR ROOTS. PLANTS SHALL BE FREE FROM DAMAGE CAUSED BY TEMPERATURE EXTREMES, LACK OR EXCESS OF MOISTURE, INSECTS, DISEASE, AND MECHANICAL INJURY. PLANTS IN LEAF SHALL BE WELL FOLIATED AND OF GOOD COLOR. PLANTS SHALL BE HABITUATED TO THE OUTDOOR ENVIRONMENTAL CONDITIONS INTO WHICH THEY WILL BE PLANTED (HARDENED-OFF).
3. TREES WITH DAMAGED, CROOKED, MULTIPLE OR BROKEN LEADERS WILL BE REJECTED. WOODY PLANTS WITH ABRASIONS OF THE BARK OR SUN SCALD WILL BE REJECTED.
4. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO FLORA OF THE PACIFIC NORTHWEST BY HITCHCOCK AND CRONQUIST, UNIVERSITY OF WASHINGTON PRESS, 1973 AND/OR TO A FIELD GUIDE TO THE COMMON WETLAND PLANTS OF WESTERN WASHINGTON & NORTHWESTERN OREGON, ED. SARAH SPEAR COOKE, SEATTLE AUDUBON SOCIETY, 1997.

DEFINITIONS
1. PLANTS/PLANT MATERIALS. PLANTS AND PLANT MATERIALS SHALL INCLUDE ANY LIVE PLANT MATERIAL USED ON THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO CONTAINER GROWN, B&B OR BAREROOT PLANTS; LIVE STAKES AND FASCINES (WATTLES); TUBERS, CORMS, BULBS, ETC..; SPRIGS, PLUGS, AND LINERS.
2. CONTAINER GROWN. CONTAINER GROWN PLANTS ARE THOSE WHOSE ROOTBALLS ARE ENCLOSED IN A POT OR BAG IN WHICH THAT PLANT GREW.

SUBSTITUTIONS
1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SPECIFIED MATERIALS IN ADVANCE IF SPECIAL GROWING, MARKETING OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.
2. SUBSTITUTION OF PLANT MATERIALS NOT ON THE PROJECT LIST WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE RESTORATION CONSULTANT.
3. IF PROOF IS SUBMITTED THAT ANY PLANT MATERIAL SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR ALTERNATIVE SPECIES, WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICE.
4. SUCH PROOF WILL BE SUBSTANTIATED AND SUBMITTED IN WRITING TO THE CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION.

INSPECTION
1. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE STREAM RESTORATION CONSULTANT FOR CONFORMANCE TO SPECIFICATIONS, EITHER AT TIME OF DELIVERY ON-SITE OR AT THE GROWER'S NURSERY. APPROVAL OF PLANT MATERIALS AT ANY TIME SHALL NOT IMPAIR THE SUBSEQUENT RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK.
2. PLANTS INSPECTED ON SITE AND REJECTED FOR NOT MEETING SPECIFICATIONS MUST BE REMOVED IMMEDIATELY FROM SITE OR RED-TAGGED AND REMOVED AS SOON AS POSSIBLE.
3. THE RESTORATION CONSULTANT MAY ELECT TO INSPECT PLANT MATERIALS AT THE PLACE OF GROWTH. AFTER INSPECTION AND ACCEPTANCE, THE RESTORATION CONSULTANT MAY REQUIRE THE INSPECTED PLANTS BE LABELED AND RESERVED FOR PROJECT. SUBSTITUTION OF THESE PLANTS WITH OTHER INDIVIDUALS, EVEN OF THE SAME SPECIES AND SIZE, IS UNACCEPTABLE.

MEASUREMENT OF PLANTS
1. PLANTS SHALL CONFORM TO SIZES SPECIFIED UNLESS SUBSTITUTIONS ARE MADE AS OUTLINED IN THIS CONTRACT.
2. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH OR ROOT TIP TO TIP. PLANT DIMENSIONS SHALL BE MEASURED WHEN THEIR BRANCHES OR ROOTS ARE IN THEIR NORMAL POSITION.
3. WHERE A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND AT LEAST 50% OF THE PLANTS SHALL BE AS LARGE AS THE MEDIAN OF THE SIZE RANGE. (EXAMPLE: IF THE SIZE RANGE IS 12" TO 18", AT LEAST 50% OF PLANTS MUST BE 15" TALL.).

SUBMITTALS

PROPOSED PLANT SOURCES
1. WITHIN 45 DAYS AFTER AWARD OF THE CONTRACT, SUBMIT A COMPLETE LIST OF PLANT MATERIALS PROPOSED TO BE PROVIDED DEMONSTRATING CONFORMANCE WITH THE REQUIREMENTS SPECIFIED. INCLUDE THE NAMES AND ADDRESSES OF ALL GROWERS AND NURSERIES.

PRODUCT CERTIFICATES
1. PLANT MATERIALS LIST - SUBMIT DOCUMENTATION TO CONSULTANT AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION THAT PLANT MATERIALS HAVE BEEN ORDERED. ARRANGE PROCEDURE FOR INSPECTION OF PLANT MATERIAL WITH CONSULTANT AT TIME OF SUBMISSION.
2. HAVE COPIES OF VENDOR'S OR GROWERS' INVOICES OR PACKING SLIPS FOR ALL PLANTS ON SITE DURING INSTALLATION. INVOICE OR PACKING SLIP SHOULD LIST SPECIES BY SCIENTIFIC NAME, QUANTITY, AND DATE DELIVERED (AND GENETIC ORIGIN IF THAT INFORMATION WAS PREVIOUSLY REQUESTED).

DELIVERY, HANDLING, & STORAGE

NOTIFICATION
CONTRACTOR MUST NOTIFY CONSULTANT 48 HOURS OR MORE IN ADVANCE OF DELIVERIES SO THAT CONSULTANT MAY ARRANGE FOR INSPECTION.

PLANT MATERIALS
1. TRANSPORTATION - DURING SHIPPING, PLANTS SHALL BE PACKED TO PROVIDE PROTECTION AGAINST CLIMATE EXTREMES, BREAKAGE AND DRYING. PROPER VENTILATION AND PREVENTION OF DAMAGE TO BARK, BRANCHES, AND ROOT SYSTEMS MUST BE ENSURED.
2. SCHEDULING AND STORAGE - PLANTS SHALL BE DELIVERED AS CLOSE TO PLANTING AS POSSIBLE. PLANTS IN STORAGE MUST BE PROTECTED AGAINST ANY CONDITION THAT IS DETRIMENTAL TO THEIR CONTINUED HEALTH AND VIGOR.
3. HANDLING - PLANT MATERIALS SHALL NOT BE HANDLED BY THE TRUNK, LIMBS, OR FOLIAGE BUT ONLY BY THE CONTAINER, BALL, BOX, OR OTHER PROTECTIVE STRUCTURE, EXCEPT BAREROOT PLANTS SHALL BE KEPT IN BUNDLES UNTIL PLANTING AND THEN HANDLED CAREFULLY BY THE TRUNK OR STEM.
4. LABELS - PLANTS SHALL HAVE DURABLE, LEGIBLE LABELS STATING CORRECT SCIENTIFIC NAME AND SIZE. TEN PERCENT OF CONTAINER GROWN PLANTS IN INDIVIDUAL POTS SHALL BE LABELED. PLANTS SUPPLIED IN FLATS, RACKS, BOXES, BAGS, OR BUNDLES SHALL HAVE ONE LABEL PER GROUP.

WARRANTY

PLANT WARRANTY
PLANTS MUST BE GUARANTEED TO BE TRUE TO SCIENTIFIC NAME AND SPECIFIED SIZE, AND TO BE HEALTHY AND CAPABLE OF VIGOROUS GROWTH.

REPLACEMENT
1. PLANTS NOT FOUND MEETING ALL OF THE REQUIRED CONDITIONS AT THE CONSULTANT'S DISCRETION MUST BE REMOVED FROM SITE AND REPLACED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
2. PLANTS NOT SURVIVING AFTER ONE YEAR TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.

PLANT MATERIAL

GENERAL
1. PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO OR MORE SEVERE THAN THOSE OF THE PROJECT SITE.
2. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY OR SUBSPECIES. NO CULTIVARS OR NAMED VARIETIES SHALL BE USED UNLESS SPECIFIED AS SUCH.

QUANTITIES
SEE PLANT LIST ON ACCOMPANYING PLANS AND PLANT SCHEDULES.

ROOT TREATMENT
1. CONTAINER GROWN PLANTS (INCLUDES PLUGS): PLANT ROOT BALLS MUST HOLD TOGETHER WHEN THE PLANT IS REMOVED FROM THE POT, EXCEPT THAT A SMALL AMOUNT OF LOOSE SOIL MAY BE ON THE TOP OF THE ROOTBALL.
2. PLANTS MUST NOT BE ROOT-BOUND; THERE MUST BE NO CIRCLING ROOTS PRESENT IN ANY PLANT INSPECTED.
3. ROOTBALLS THAT HAVE CRACKED OR BROKEN WHEN REMOVED FROM THE CONTAINER SHALL BE REJECTED.

MITIGATION AND MONITORING NOTES

VEGETATION MANAGEMENT OBJECTIVES

The management objective is to replace functions and values provided by removed native trees. A total of eleven trees will be removed from the site. Ten of the trees will be directly impacted by proposed development, many of which are in poor condition and are poor candidates for retention. An additional tree will be removed due solely to its high hazard rating. Trees to be removed include seven European silver birch, two red alders, one Douglas-fir, and one cherry tree. See the separately prepared arborist report for additional details. As mitigation for tree removal, a variety of native tree species will be added throughout the site. This includes Pacific madrone, Douglas-fir, Pacific yew, western flowering dogwood, and western hemlock on the steep slope areas. Paper birch, shore pine, and western red cedar are proposed within the shoreline buffer/setback area. A minimum of sixty (60) new trees will be planted throughout on-site critical areas, setbacks, and buffers. In addition to the replacement trees, total on-site restoration area (with trees, shrubs, and groundcover) exceeds 16,995 square feet as mitigation for steep slope, buffer, setback, and shoreline setback impacts associated with construction.

Short-term Objectives
1. Establish new, native sapling trees on the steep slope, buffer and setback, and within the shoreline setback and buffer.
2. Reduce invasive weed cover, specifically remove non-native English ivy and Himalayan blackberry from the restoration area.
3. Increase native plant density as per the planting plan (see Appendix A).
4. Maintain existing habitat features, specifically preserve and protect existing native vegetation to the greatest extent feasible.
5. Properly mulch and irrigate installed plants to help them become established (see Appendix A).
6. 100 percent survival of all installed plants in the first year.

Long-term Objectives

Establish native trees along the steep slope to help maintain stability and provide increased habitat opportunities. Long-term, the planting plan and general maintenance practices are intended to improve the ecologic services provided by the restoration area, both on the slopes and within the shoreline buffer/setback.

The long-term objectives should be substantially achieved when the following performance standards are met:
1. Establish and retain at least 60 native trees as shown on the mitigation plan or other suitable native volunteer tree species.

Project Initiation
1. Remove invasive weeds from the restoration area. Cut English ivy and Himalayan blackberry vines back and grub out the roots. (Take care not to damage existing native vegetation in that area.)
2. Prepare the site for planting and install the planting plan per the planting notes, including mulch and temporary irrigation (see Appendix A).
3. Provide as-built documentation to the City of Bellevue.

Year One
1. Check the irrigation system in the late spring to ensure proper operation over the dry season (June 1 to September 30).
2. Remove any sprouting weeds in the early spring to reduce weed competition going into the growing season and keep weed cover below 10 percent.
3. Conduct a survival plant count in the late summer/early fall and replace any dead plants to achieve 100 percent survival.
4. Replenish wood mulch as needed.

Years Two through Five
1. Check the irrigation system in the late spring to ensure proper operation over the dry season (June 1 to September 30).
2. Remove any sprouting weeds in the early spring to reduce weed competition going into the growing season and keep weed cover below 10 percent.
3. Apply a slow-release granular fertilizer to the drip-line of each plant.
4. Conduct a survival plant count in the late summer/early fall to ensure that the management area is on-track to achieve a minimum of 85 percent survival by year five. Replace dead plants as needed.
5. Replenish wood mulch as needed.

RESTORATION PLAN

Overview

The proposed restoration plan fulfills the requirements of LUC 20.25H.220(B). The plan seeks to restore and enhance substantial portions of the on-site steep slope critical area, buffer, and setback, as well as the shoreline buffer and setback. The steep slope has a high potential for enhancement to increase several important functions, as it presently lacks significant native vegetation and, except for a few trees and small areas of woody shrubs, is dominated by mowed lawn grasses. Invasive English Ivy is an understory component beneath some of the trees and in isolated patches on the slope. English laurel and Himalayan blackberry also persist in isolated thickets.

To achieve the enhancement objectives, the plan calls for the restoration of over 16,995 square feet of the site through the planting of native trees, shrubs and groundcover. In addition, the shoreline bulkhead is being removed and replaced with a more natural shoreline that includes two small coves, shoreline boulders, beach gravel, and native plantings. Tree species throughout the site include paper birch, Pacific madrone, shore pine, Douglas-fir, western hemlock, and western red cedar. Shrubs include red-osier dogwood, oceanspray, vine maple, red-flowering currant, Pacific rhododendron, Pacific ninebark, nootka rose, cluster rose and snowberry. Proposed groundcovers and perennials are kinnikinnick, sea thrift, coastal strawberry, wood sorrel, Davidson's penstemon, salal, white fawn lily, tufted hairgrass, Oregon iris and beargrass.

MAINTENANCE AND MONITORING PLAN

Components of the 5-year maintenance and monitoring plan are detailed below.

Goals
1) Within the proposed restoration areas, establish dense native vegetation that is appropriate to the eco-region and site.
2) Where indicated on the plan, areas within the restoration area will remain substantially vegetated with a preponderance of native plants and will contain little invasive or noxious weed cover.
3) Increase habitat cover and refuge for amphibians, small mammals, and invertebrates. Provide perching, nesting and foraging habitat for native birds.

Performance Standards

The standards listed below will be used to judge the success of the installation over time. If performance standards are met at the end of Year 5, the site will then be deemed successful and the performance security bond will be eligible for release by the City of Bellevue.

1) Survival: Achieve 100% survival of installed plants by the end of Year 1. This standard can be met through plant establishment or through replanting as necessary to achieve the required numbers.
2) Native tree and shrub cover:
   a. Achieve 40% understory cover of native shrubs and sapling trees by Year 2. Native volunteer species may count towards this cover standard.
   b. Achieve 60% understory cover of native shrubs and sapling trees by Year 3. Native volunteer species may count towards this cover standard.
   c. Achieve 80% understory cover of native shrubs and sapling trees by Year 5. Native volunteer species may count towards this cover standard.
3) Native perennial and groundcover cover:
   a. Achieve 50% cover of native perennials and groundcover by Year 2. Native volunteer species may count towards this cover standard.
   b. Achieve 70% understory cover of native perennials and groundcover by Year 3. Native volunteer species may count towards this cover standard.
   c. Achieve 90% understory cover of native perennials and groundcover by Year 5. Native volunteer species may count towards this cover standard.
4) Species diversity: Establish at least three native shrub species by Year 3 and maintain this diversity through Year 5. Native volunteer species may count towards this standard. Establish at least four native tree species or other suitable native volunteer tree species by Year 5.
5) Invasive cover: Aerial cover for all non-native, invasive and noxious weeds will not exceed 10% at any year during the monitoring period. Invasive plants include but are not limited to Himalayan blackberry (*Rubus armeniacus*), cut leaf blackberry (*Rubus laciniatus*), knotweeds (*Polygonum cuspidatum* and others), reed canarygrass (*Phalaris arundinacea*), cherry (hedge) laurel (*Prunus laurocerasus*), English holly (*Ilex aquifolium*), and ivy species (*Hedera* spp.).

Monitoring Methods

This monitoring program is designed to track the success of the mitigation site over time and to measure the degree to which it is meeting the performance standards outlined in the preceding section.

An as-built plan will be prepared by the **restoration professional** (The Watershed Company [(425) 822-5242] personnel, or other persons qualified to evaluate environmental restoration projects) prior to the beginning of the monitoring period. The as-built plan will be a mark-up of the planting plans included in this plan set. The as-built plan will document any departures in plant placement or other components from the proposed plan.

Monitoring will take place once annually in the fall for five years. Year-1 monitoring will commence in the first fall subsequent to installation.

The formal monitoring visit shall record and report the following in an annual report submitted to the City of Bellevue:

1) Visual assessment of the overall site.
2) Year-1 counts of live and dead plants by species. Year-2 through Year-5 counts of established native trees by species.
3) Counts of dead plants where mortality is significant in any monitoring year.
4) Estimate of native cover in tree and shrub planted areas.
5) Estimate of native cover in perennial and groundcover planted areas.
6) Estimate of non-native, invasive weed cover site wide.
7) Tabulation of established native species, including both planted and volunteer species.
8) Photographic documentation from at least three fixed reference points.
9) Any intrusions into or clearing of the planting areas, vandalism, or other actions that impair the intended functions of the mitigation area.
10) Recommendations for maintenance or repair of any portion of the mitigation area.

Construction Notes and Specifications

Note: specifications for items in **bold** can be found below under "Material Specifications and Definitions."

Note: The Watershed Company [(425) 822-5242] personnel, or other persons qualified to evaluate environmental restoration projects, will monitor:

1. All site preparation
   a. Soil preparation.
   b. Mulch placement.
2. Plant material inspection
   a. Plant material delivery inspection.
   b. 100% plant installation inspection.

General Work Sequence
1. All plant installation is to take place during the dormant season (October 15th - March 1st), for best survival.
2. Prepare a planting pit for each plant and install per the planting details.
3. Mulch the tree and shrub planted area with **wood mulch**, four inches thick.
4. Install a temporary, above ground **irrigation system** to provide full coverage to all plants within the restoration area.

Material Specifications and Definitions

1. **Fertilizer**: Slow release, granular PHOSPHOROUS-FREE fertilizer. Follow manufacturer's instructions for application. Keep fertilizer in a weather-tight container while on site. Note that fertilizer is to be applied only in Years 2 through 5 and not in the first year.
2. **Irrigation system**: Automated system capable of delivering at least one inches of water per week from June 1 through September 30 for the first two years following installation.
3. **Restoration Professional**: Watershed Company [(425) 822-5242] personnel, or other persons qualified to evaluate environmental restoration projects.
4. **Wood mulch**: Non-fertile biodegradable cellulose fiber based mulch.

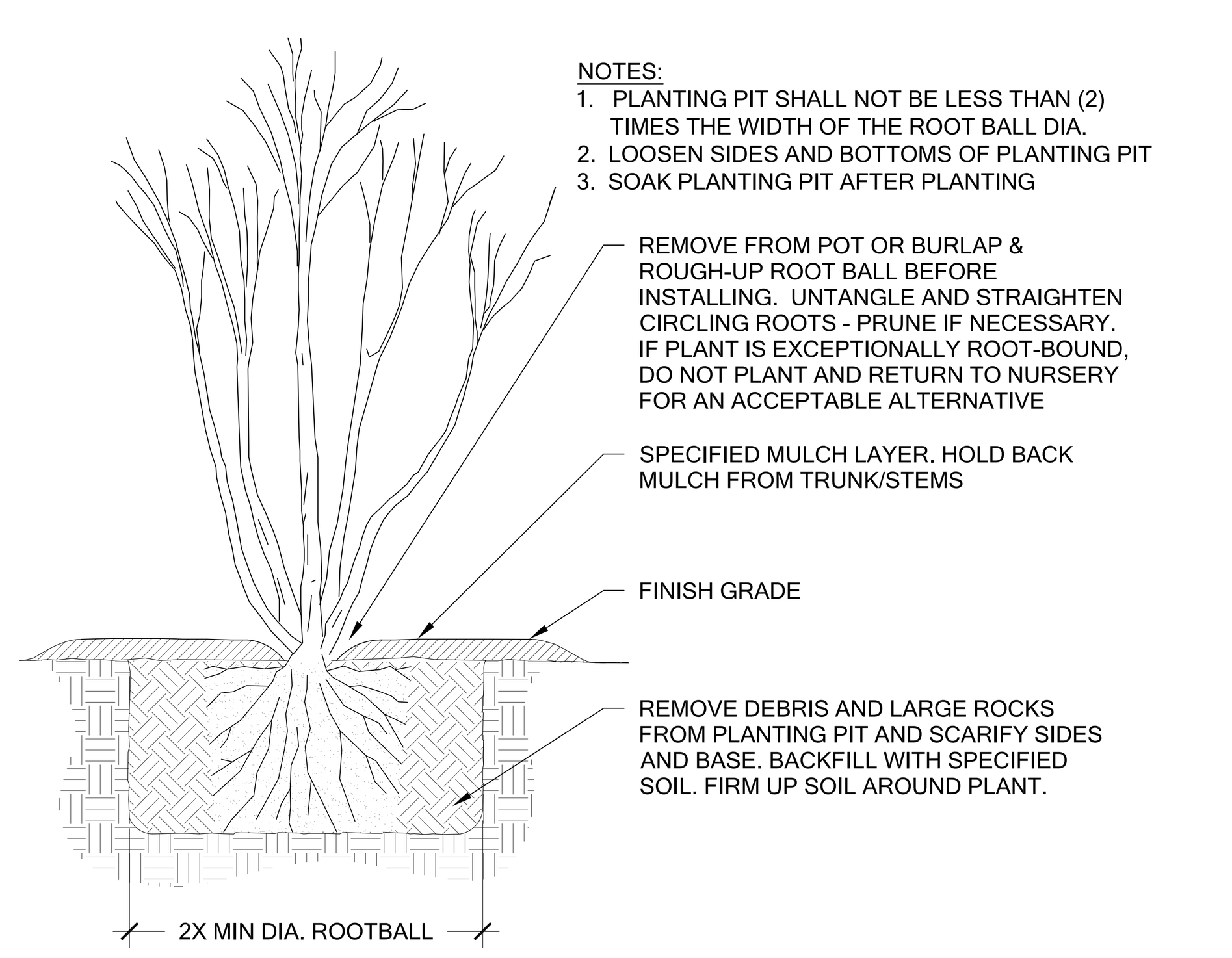
Contingencies

If there is a significant problem with the restoration areas meeting performance standards, a contingency plan will be developed and implemented. Contingency plans can include, but are not limited to: soil amendment; additional plant installation; and plant substitutions of type, size, quantity, and location.

Maintenance

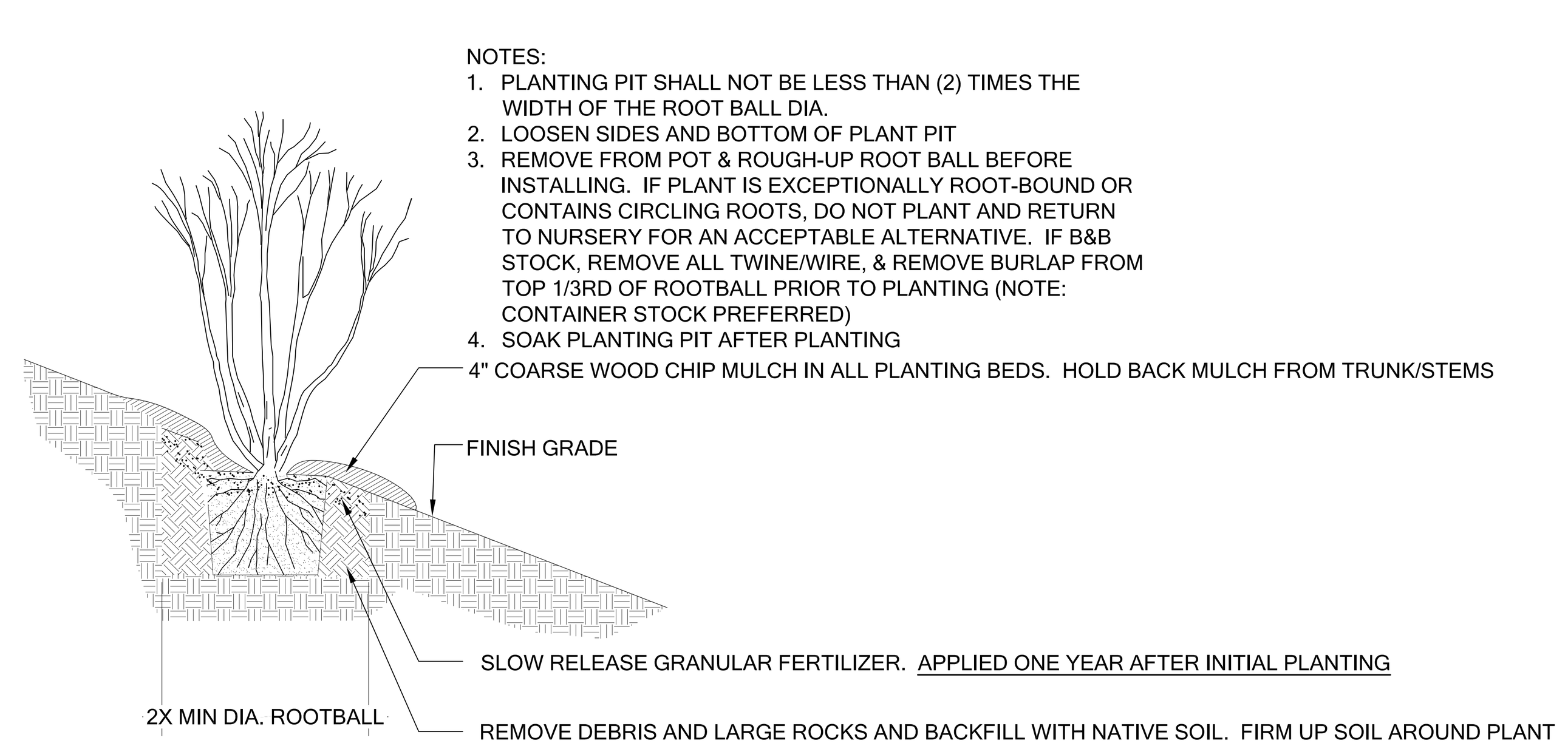
The site will be maintained in accordance with the following instructions for five years following completion of the construction.

1) Follow the recommendations noted in the previous monitoring site visit.
2) General weeding for all planted areas:
   a. At least twice yearly, remove all competing weeds and weed roots from beneath each installed plant and any desirable volunteer vegetation to a distance of 18 inches from the main plant stem. Weeding should occur at least twice during the spring and summer. Frequent weeding will result in lower mortality, lower plant replacement costs, and increased likelihood that the plan meets performance standards by Year 5.
   b. More frequent weeding may be necessary depending on weed conditions that develop after plan installation.
   c. Do not weed the area near the plant bases with string trimmer (weed whacker/weed eater). Native plants are easily damaged or killed, and weeds easily recover after trimming.
   d. Selective applications of herbicide may be needed to control invasive weeds, especially when intermixed with native species. Herbicide application, when necessary, shall be conducted only by a state-licensed applicator.
3) Apply slow release granular fertilizer to each installed plant annually in the spring (by June 1) of Years 2 through 5.
4) Replace mulch as necessary to maintain a 4-inch-thick layer, retain soil moisture, and limit weeds.
5) Replace each plant found dead in the summer monitoring visits during the upcoming fall dormant season (October 15 to March 1).
6) The homeowner will ensure that water is provided for the entire planted area with a minimum of 1 inch of water provided per week from June 1 through September 30 for the first two years following installation through the operation of a temporary irrigation system. Less water is needed during March, April, May and October.



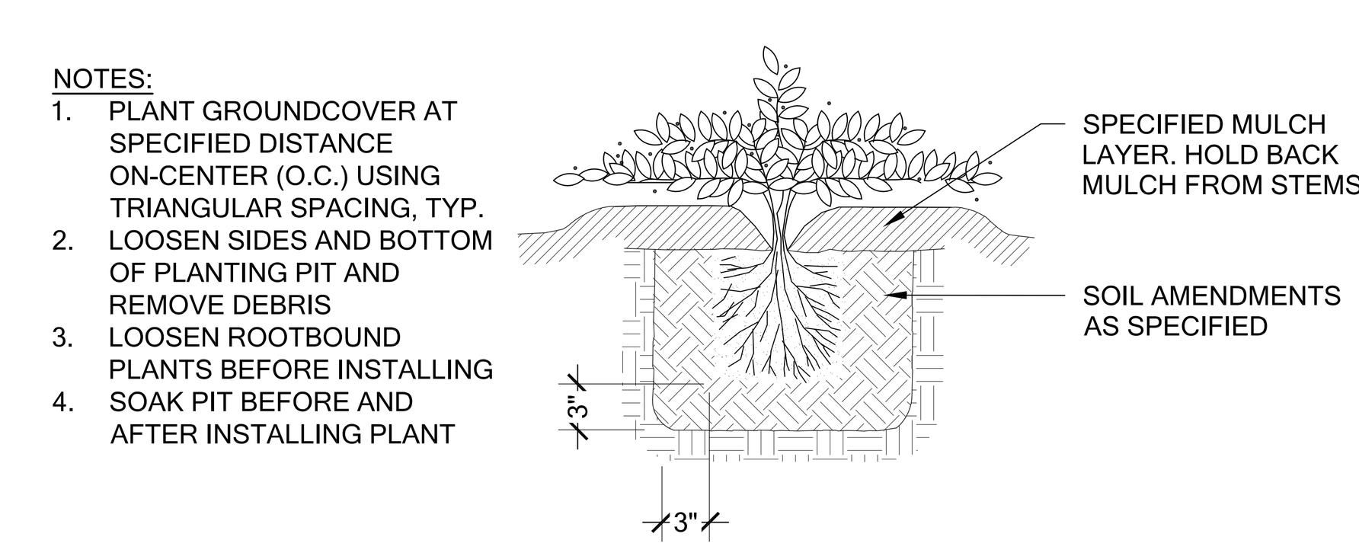
1 TREE AND SHRUB PLANTING

Scale: NTS



2 SLOPE PLANTING

Scale: NTS



3 GROUNDCOVER PLANTING

Scale: NTS

MITIGATION AND RESTORATION NOTES

NTS

Know what's **below.** **Call** before you dig.

THE WATERSHED COMPANY

750 Sixth Street South
Kirkland WA 98033

p 425.822.5242
www.watershedco.com

Science & Design

THE WHITMORE
MITIGATION PLAN
PREPARED FOR DUCHESS INVESTMENTS

11410 NE 124TH STREET, #633
KIRKLAND, WA 98034

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10-23-2015	MITIGATION PLAN	AM
2	05-23-2016	MITIGATION PLAN REVISIONS	LV
3	02-10-2017	RESPONSE TO CITY COMMENTS	AM
4	03-06-2017	PERMIT RESUBMITTAL	AM
5	05-26-2017	RESPONSE TO COMMENTS	AM

DRAFT NOT FOR CONSTRUCTION

GENERAL NOTES:

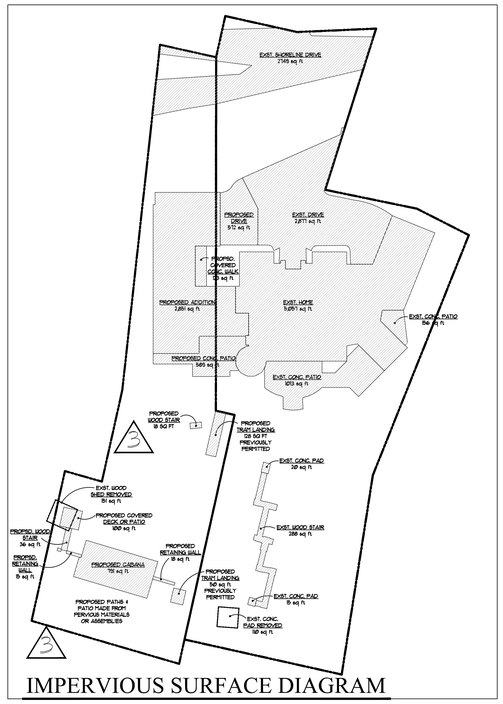
SHEET SIZE:
ORIGINAL PLAN IS 30" x 42". SCALE ACCORDINGLY.

PROJECT MANAGER: KB
DESIGNED: DN/AM
DRAFTED: AM
CHECKED: KB/DN
JOB NUMBER:
150836
SHEET NUMBER:
W3.2 OF 6

FILENAME W8.1_PLANTINGDETAILS_WHITMORE.DWG
PRINTED BY AMBER MIKLUSCAK
DATE 5/26/2017

IMPERVIOUS COVERAGE

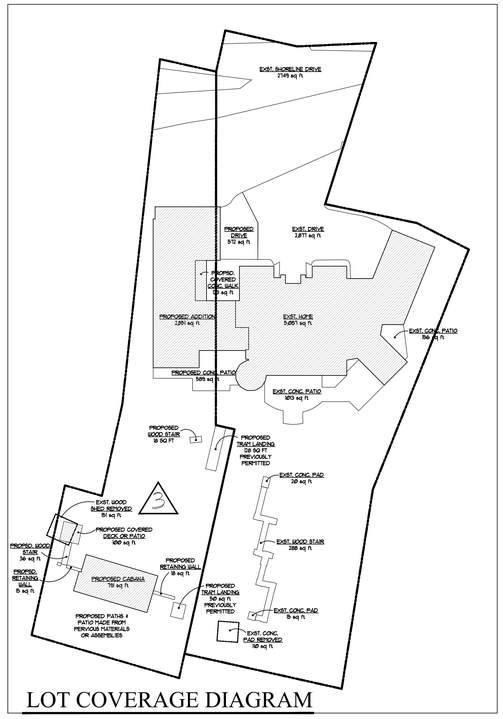
LOT AREA	46,014 SF	
ALLOWABLE SURFACE	23,007 SF	50%
PROPOSED IMPERVIOUS COVERAGE	17,466 SF	38%



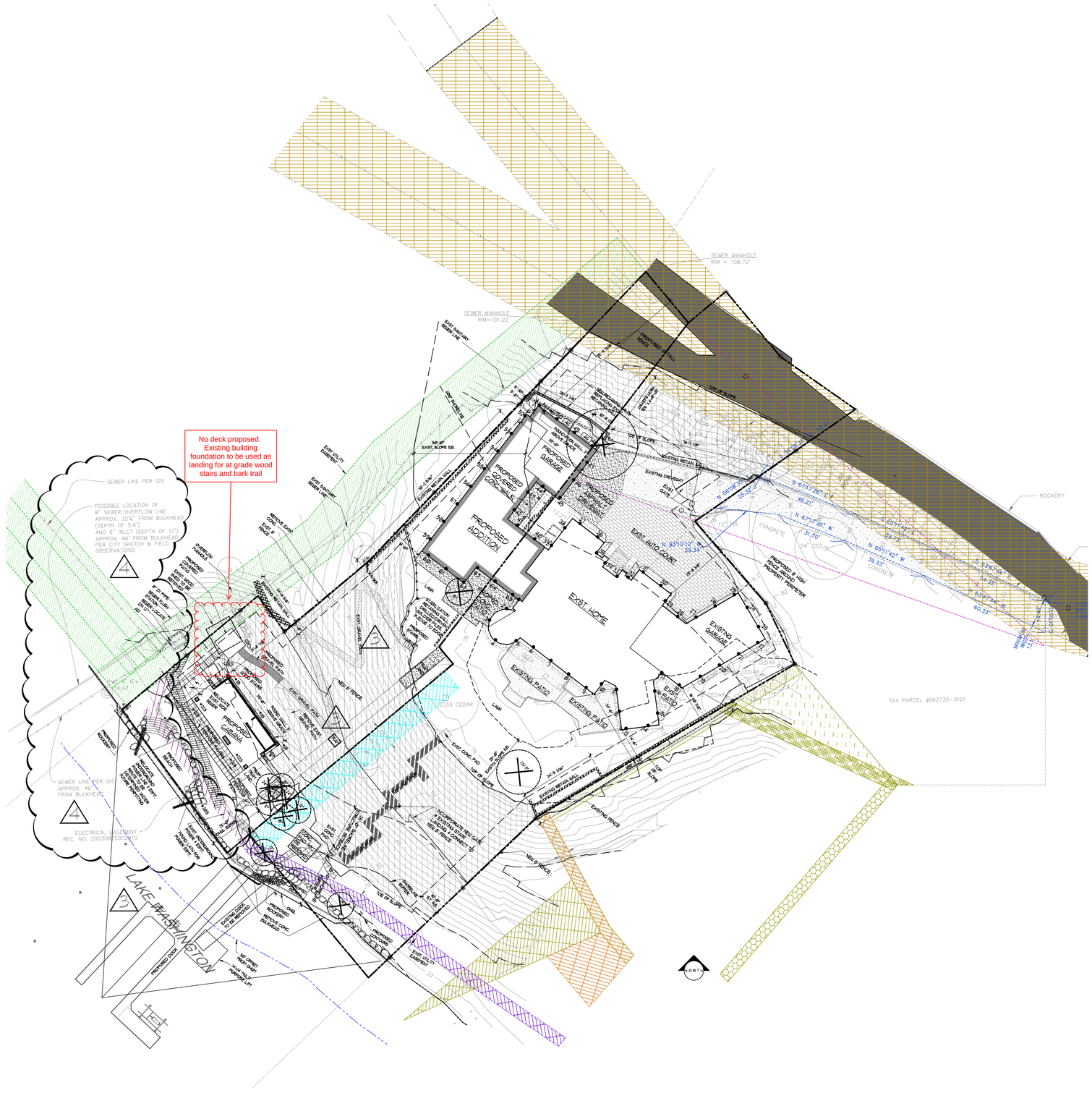
IMPERVIOUS SURFACE DIAGRAM

LOT COVERAGE

LOT AREA	46,014 SF	
STEEP SLOPES CRITICAL AREAS	14,792 SF	
NET LOT AREA	31,222 SF	
ALLOWABLE SURFACE	10,927 SF	35%
PROPOSED LOT COVERAGE	8,951 SF	28.7%



LOT COVERAGE DIAGRAM



SITE PLAN

SCALE: 1" = 20'-0"

0 10' 20' 40' 60 FT.

LEGEND

- AREA DRAIN
- ASPHALT SURFACE
- BRICK SURFACE
- BUILDING
- CENTERLINE ROW
- CLEANOUT
- CONCRETE PIPE
- CONCRETE SURFACE
- CONCRETE WALL
- 100 CONTOUR (MAJOR)
- 102 CONTOUR (MINOR)
- FENCE LINE (WOOD)
- FIRE HYDRANT
- HEDGE ROW
- IRON PIPE (FOUND)
- LATH (FOUND) NAIL AS NOTED
- MONUMENT IN CASE (FOUND)
- POWER (UNDERGROUND)
- POWER TRANSFORMER
- REBAR AS NOTED (FOUND)
- REBAR & CAP (SET)
- ROCKERY
- SEWER LINE
- SEWER MAINTENANCE
- TELEPHONE (UNDERGROUND)
- SIZE TYPE TREE (AS NOTED)
- WM WATER METER
- WV WATER VALVE
- STEEP SLOPE >40%
- ITEM 2
- ITEM 4
- ITEM 5
- ITEM 7
- ELEC. ESM'T REC. NO. 20030825002910
- ITEM 8
- ITEM 14
- ITEM 19
- ITEM 19
- ITEM 19
- ITEM 19
- ITEM 19
- TREE TO BE REMOVED

Main Residence
Building Height Calculations
Whitmore Residence
Revised 3/31/2016

Point	Spot Elev. Existing
1	78.80
2	78.90
3	78.55
4	78.55
5	80.58
6	80.58
7	80.58
8	80.58
9	78.96
10	79.15
11	79.24
12	79.15
13	78.85
14	78.30
15	78.91
16	78.80
17	79.08
18	79.03
19	78.80
20	78.60
21	78.72
22	78.68
23	78.80
24	79.10
25	80.00
26	78.00
27	78.85
28	78.80
29	78.81
30	79.20
31	79.27
32	80.50
33	80.70
34	80.70
35	80.70
36	79.38
37	79.15
38	78.70
39	80.70
40	80.49
41	79.60
42	77.20
43	77.25
44	77.50
45	78.15
46	78.25
47	78.30
48	79.10
49	79.50
50	79.80
51	81.10
52	78.20
53	77.20
54	76.10
55	75.80
56	76.80
57	75.90
58	75.70
59	76.30
60	76.20
61	76.30
62	77.10
63	77.50
64	78.30
65	78.80

Ave. Existing Grade:	78.70
Height Allowed:	35
Allowable Height:	**113.70**

Gelotte Hommas
THE ART OF ARCHITECTURE
3025 112th Ave. NE, Suite 110
Bellevue, Washington 98004
425.828.3081 T 425.822.2152 F
www.gelottehommas.com

The Whitmore
905 SHORELAND DRIVE SOUTHEAST
BELLEVUE, WA 98004

NO.	DATE	REVISION
4	5/26/17	UTILITIES
3	3/10/17	LAND USE
2	8/5/16	UTILITIES
1	6/17/16	LAND USE

DATE: MAY 26, 2017
JOB NUMBER: 1516
PM: TH
FILE: A1.1.dwg

SITE PLAN

A1.1

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ENLARGED SITE PLAN

A1.2

LEGEND

- AREA DRAIN
- ASPHALT SURFACE
- BRICK SURFACE
- BUILDING
- CENTERLINE ROW
- CLEANOUT
- CONCRETE PIPE
- CONCRETE SURFACE
- CONCRETE WALL
- CONTOUR (MAJOR) 100
- CONTOUR (MINOR) 102
- FENCE LINE (WOOD)
- FIRE HYDRANT
- HEDGE ROW
- IRON PIPE (FOUND)
- LATH (FOUND) NAIL AS NOTED
- MONUMENT IN CASE (FOUND)
- POWER (UNDERGROUND)
- POWER TRANSFORMER
- REBAR AS NOTED (FOUND)
- REBAR & CAP (SET)
- ROCKERY
- SEWER LINE
- SEWER MAINTENANCE
- TELEPHONE (UNDERGROUND)
- SIZE TYPE TREE (AS NOTED)
- WM WATER METER
- WV WATER VALVE
- STEEP SLOPE >40%
- ITEM 2
- ITEM 4
- ITEM 5
- ITEM 7
- ELEC. ESM'T REC. NO. 200308250029 10
- ITEM 8
- ITEM 14
- ITEM 19
- ITEM 19
- ITEM 19
- ITEM 19
- ITEM 19
- TREE TO BE REMOVED

ENLARGED PARTIAL SITE PLAN

SCALE: 1" = 10'-0"

0 5' 10' 20' 30' FT.

NORTH